



## 30 BLYTH AVENUE

MELTON MOWBRAY, LE13 0HF

Per month

£825 Per



A fantastic opportunity to reside in this newly renovated and well-presented TWO bedroom semi detached property situated on a popular estate on the south side of Melton Mowbray.

The property recently underwent a scheme of refurbishment to include new decoration throughout, new flooring throughout and a newly fit contemporary kitchen. The property also benefits from gas-fired central heating and uPVC double glazing and a turfed rear garden.

The accommodation briefly comprises an entrance hall, lounge with gas fire, kitchen, double bedroom, single bedroom, and a bathroom. Outside there is a single garage, a south facing lawned rear garden with patio area, and off-road parking for up to two cars.

The property is situated close to local amenities to include a primary school, shops and local park.



## ACCOMMODATION

### SUMMARY

ENTRANCE HALL (5.03 x 7.05 ft) entered via a newly fit uPV door to entrance hall with radiator.

LOUNGE (14.06 x 12.05 ft) a spacious room with gas fire, sliding patio door to garden. radiator and stairs to landing.

KITCHEN a newly fit kitchen comprising of a range of wall and base units, wood effect laminate worktops, stainless steel sink and drainer unit, integrated electric oven and hob, space for fridge freezer and space for washing machine, gas-fired wall mounted central heating boiler. extractor fan, tiled splashbacks and a tiled floor.

STAIRCASE AND LANDING with loft hatch (not to be used) and airing cupboard leading to:-

REAR DOUBLE BEDROOM (12.05 x 11.02 ft) a double bedroom with built in wardrobe, and a radiator.

FRONT SINGLE BEDROOM (10.07 x 5.11 ft) with a radiator.

BATHROOM with white suite comprising panelled bath with electric shower over, pedestal wash basin, and w.c., tiled splashbacks, and a radiator.

OUTSIDE South facing rear lawned garden with patio area, single garage, Garden shed (shed not to be maintained or replaced by the landlord), off-road parking for up to two cars.

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** . xxx year lease from xxxx.  
Current service charge is £xxxx per calendar month.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:**

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## LOCATION



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC