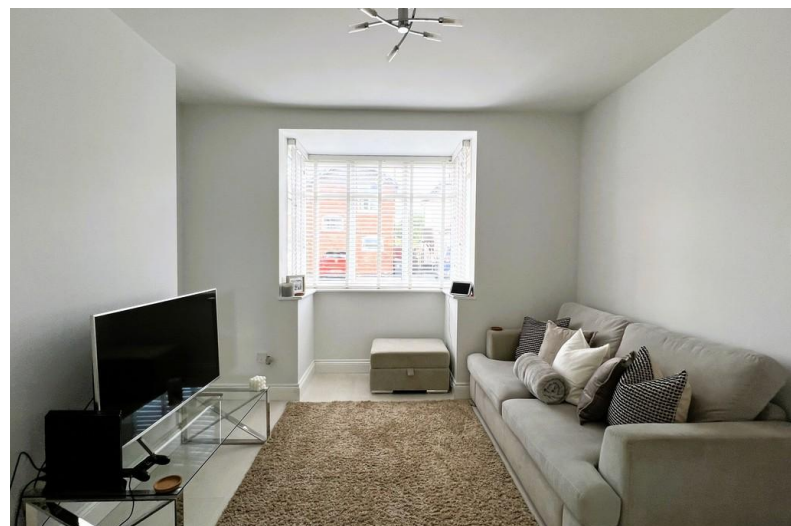
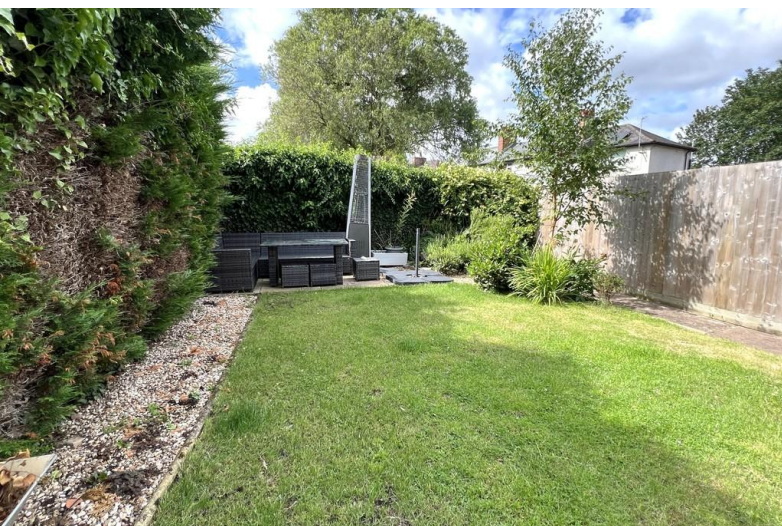




Salisbury Avenue
Melton Mowbray, LE13 1QX

- SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- NO PETS ALLOWED
- GOOD SIZED REAR GARDEN

£950 pcm
EPC Rating '67'





Property Description

PROPERTY DESCRIPTION

Three bedroom semi-detached house situated to the north side of Melton Mowbray within walking distance of local schools, amenities and the town centre. The accommodation on offer comprises; porch, entrance hall, lounge, dining room and breakfast kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking to the front with a good sized garden to the rear. Some of the furniture could be available if required.



LOUNGE

11' 6" x 12' 4" (3.53m x 3.78m)

DINING ROOM

11' 5" x 13' 6" (3.5m x 4.12m)

KITCHEN/BREAKFAST ROOM

18' 2" x 5' 10" (5.55m x 1.78m)

MASTER BEDROOM

12' 8" x 10' 0" (3.88m x 3.07m)



BEDROOM TWO

11' 0" x 11' 9" (3.36m x 3.59m)

BEDROOM THREE

7' 7" x 8' 11" (2.32m x 2.72m)

BATHROOM

5' 10" x 5' 10" (1.78m x 1.8m)





This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

2-6 Sherrard Street
Melton Mowbray
Leicestershire
LE13 1XJ

www.middletons.uk.com
lettings@middletons.uk.com
01664 566258

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements