



10B WILTON TERRACE

MELTON MOWBRAY, LEICS, LE13 0UN

£450 p.m.x.
Part Furnished

An unusual two bedroom split-level maisonette situated in a convenient town centre position, just off the High Street. The accommodation briefly comprises a kitchen with integrated hob and oven, double bedroom, lounge with shower room off and an attic room providing a further double bedroom. Outside there is off road parking for one car. The property benefits from double glazing and gas fired central heating.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Split-level maisonette

ACCOMMODATION

ENTRANCE HALL with door to front, tiled floor and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

KITCHEN (12'10" x 6'11") with a range of wall and base units, Firenzi electric hob set in a laminate work surface with electric oven under, stainless steel sink and drainer unit, tiled splashback, plumbing for a washing machine, space for a fridge freezer and a radiator.

REAR DOUBLE BEDROOM (10'8" x 9'9") with a radiator.

LOUNGE (15'5" x 10'4" max) with storage cupboard, cupboard to alcove, a radiator and a sliding door to:

SHOWER ROOM with white suite comprising shower cubicle, washbasin and w.c., part tiled walls and wood flooring.

STAIRS to **ATTIC ROOM** providing a further **DOUBLE BEDROOM** (14'2" x 10'1") with a radiator.

OUTSIDE

One off-road parking space.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets/floor coverings and some blinds only.

TERMS

RENT: £450 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £600

FEES: A non-refundable referencing fee of £60 (including VAT) is payable on application. A further £195 (including VAT) is payable, that being the cost of the inventory and agreement.

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band A.

EPC: This property has an Energy Performance Efficiency Rating Band E.

Ref: 9688-4027-6286-5152-6940

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

LOCATION

To locate the property from our Wilton Road office, walk along Park Road and take the pedestrian thoroughway on your right to Wilton Terrace. The entrance to the property is about 100 yards along on the left hand side.



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Melton Mowbray, Leicestershire, LE13 0UJ

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