



26 FERNIE AVENUE

MELTON MOWBRAY, LEICS, LE13 0HZ

£550 p.m.x.
Part Furnished

A traditional two double bedroom end of terrace situated in a popular residential area close to the town centre. The property has uPVC double glazing throughout, and underwent a scheme of refurbishment earlier this year to include a new gas-fired central heating system, new décor, a refurbished bathroom, and new uPVC sash windows to the lounge, front bedroom and dining room. Outside there is a gravelled yard to the rear and on street parking is by permit (subject to availability).

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Traditional end terrace

ACCOMMODATION

LOUNGE with feature inset surround and ornamental fire, two built-in cupboards and a radiator.

DINING ROOM with cupboard under stairs, built-in cupboard and a radiator.

KITCHEN with stainless steel sink unit as set in roll top laminate work surfaces, base units, gas oven, wall mounted Worcester gas-fired central heating boiler, plumbing for automatic washing machine, radiator, and door to pantry.

STAIRCASE TO FIRST FLOOR LANDING leading to:-

DOUBLE BEDROOM with feature fireplace and a radiator.

DOUBLE BEDROOM with feature fireplace and a radiator.

BATHROOM with refurbished white suite comprising panelled bath with mixer shower over, tiled splash backs, pedestal wash basin, and w.c., built-in cupboard and a radiator.

OUTSIDE

Small gravelled front garden

Gravelled rear garden

Parking space by permit (circa £50 per year per car from Leics Council)

STRICTLY NO PETS

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

TERMS

RENT: £550 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £630

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: 8707-5240-9429-2397-0973

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

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

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link:

<https://www.ukala.org.uk/>

FLOORPLAN: Available at: www.shoulers.co.uk

Whilst every care has been taken to reflect the true dimensions of this property, the dimensions provided should be treated as approximate and used for general guidance only.

LOCATION

To locate the property, take Asfordby Road out of the town centre. Turn right onto Quorn Avenue and then right again onto Fernie Avenue. The property is situated approximately 100 yards along on your right-hand side.



**BRITISH
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LETTING AGENT IN
MELTON MOWBRAY

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