



3 LEICESTER PLACE

MELTON MOWBRAY, LEICESTERSHIRE, LE13 0PR

£435 p.m.x.
Part Furnished

A well-presented one bedroom mews cottage situated on a popular development in the centre of the town. The accommodation briefly comprises lounge with gas fire, kitchen, one double bedroom and a first floor bathroom. Outside there is a small patio area to the rear and a dedicated off-road parking space. The property full gas-fired central heating, and would provide ideal accommodation for a professional person or couple.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

One bedroom cottage

ACCOMMODATION

LOUNGE (8'1" x 8'1" max) with gas fire and a radiator.

DINING KITCHEN (12' x 6'10" max) with sink, roll top laminate work surfaces, a range of wall and base units, a radiator and cupboard under stairs enclosing gas-fired central heating boiler.

STAIRCASE AND LANDING leading to:-

DOUBLE BEDROOM (12' x 12' max) with airing cupboard, fitted electric immersion heater and a radiator.

BATHROOM with panelled bath, pedestal wash basin, w.c. and a radiator.

OUTSIDE

Dedicated parking space.
Paved patio garden to rear.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains only.

TERMS

RENT: £435 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £500

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 is exempt from the requirement of an Energy Performance Certificate as it is Grade II listed.

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/>

LOCATION

To locate the property, take Leicester Street out of the Market Place. Leicester Place is situated approximately 100 yards along on your left-hand side.



**BRITISH
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GOLD WINNER

LETTING AGENT IN
MELTON MOWBRAY

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