



33 VICTORIA STREET

MELTON MOWBRAY, LEICESTERSHIRE, LE13 0AR

£575 p.m.x.
Part Furnished

A well-presented two bedroom townhouse situated on the south side of the town. The property has neutral décor throughout, gas-fired central heating and uPVC double glazing. The accommodation briefly comprises a large open plan lounge/dining room, kitchen, utility room, two double bedrooms with feature cast iron fireplaces, an attic room suitable for storage, and a bathroom. Outside there is a low maintenance garden to the rear, and on-street parking is available to the front of the property.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Two bedroom townhouse

ACCOMMODATION

LOUNGE AREA (12' x 11'5") with feature fireplace and wood surround, wooden floor and radiator, open to:-

DINING AREA (15'5" x 11'5") with feature fireplace and wood surround, wooden floor and radiator.

KITCHEN with a range of wall and base units, integrated electric hob with oven under and extractor hood over, 1½ sink and drainer unit set in a laminate work surface, plumbing for a dishwasher, tiled flooring and splashbacks and a radiator.

UTILITY ROOM with laminate work surface, plumbing for a washing machine, tiled flooring and splashbacks, wall and base units, fitted cupboard, central heating boiler and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (12' x 11'5") with feature cast iron fireplace, fitted cupboard, wood flooring and a radiator.

REAR DOUBLE BEDROOM (11'10" x 8'5") with feature cast iron fireplace, wood flooring and a radiator.

BATHROOM with white suite comprising bath, shower cubicle, wash basin and w.c., tiled splashbacks, painted wood flooring and a radiator.

ATTIC ROOM (access via loft ladder) with roof light, fitted desk and a radiator.

OUTSIDE

Low maintenance slabbed rear garden.
Slabbed front garden.

TERMS

RENT: £575 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £660

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 D.

Ref: 0478-2066-7292-3025-8914.

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, leave Melton town centre via Burton Street, continuing on to Burton Road. Turn right onto Victoria Street and Number 33 will be found on your left-hand side.

STRICTLY NO PETS

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



Wilton Lodge, 1 Wilton Road,
Melton Mowbray, Leicestershire, LE13 0UJ

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www.shoulers.co.uk

lettings@shoulers.co.uk