



8 CONVENT CLOSE

MELTON MOWBRAY, LEICESTERSHIRE, LE13 0TL

£575 p.m.x.
Part Furnished

A well-presented two bedroom townhouse occupying an end plot on the south side of the town. The accommodation briefly comprises a kitchen, lounge/diner, two bedrooms and a bathroom. Outside there is a good sized garden with side access leading to a driveway and further lawned garden. The property has gas-fired central heating and uPVC double glazing and would make an ideal home 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

Two bedroom town house

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ACCOMMODATION

ENTRANCE HALL with uPVC door to front and a radiator.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, space for an oven, plumbing for a washing machine, space for an under-counter fridge, Worcester combination gas central heating boiler and tiled splashbacks.

LOUNGE/DINER (14'7" x 12'1" min) with rear patio doors and a radiator.

STAIRCASE AND FIRST FLOOR LANDING with storage cupboard leading to:-

REAR DOUBLE BEDROOM (12'5" x 11'2" max) with restricted floor space and a radiator.

FRONT SINGLE BEDROOM (10'11" x 6' min) with fitted wardrobe and a radiator.

BATHROOM with suite comprising panelled bath with Triton shower over, wash basin and w.c., tiled splashbacks and a radiator.

OUTSIDE

Lawned rear garden with patio.

Side access leading to driveway and further lawned garden to front.

Residents parking is available nearby.

STRICTLY NO PETS

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

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: 0262-2848-6982-9701-4521

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/>

LOCATION

Take the A607 Leicester Road out of Melton Mowbray. Turn left at the second roundabout into Edendale Road and left again into Tamar Road. Blyth Avenue is the second road on the left and Convent Close can be found on your right hand side. No. 8 is located in the bottom left hand corner, next to the residents parking area.



**BRITISH
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GOLD WINNER

LETTING AGENT IN
MELTON MOWBRAY

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