



53 ROSEBERY AVENUE
MELTON MOWBRAY, LE13 1BL

£800 Per month
Unfurnished

A well-presented and spacious two bedroom traditional mid terraced property situated in a convenient location close to the town centre. The property benefits from newly fitted carpets, new decoration to the walls, gas-fired central heating and uPVC double glazing and a rear garden.

The accommodation briefly comprises of a lounge, dining room, kitchen, utility room/cloakroom, two double bedrooms and a family bathroom. Outside there is a good sized garden to the rear.

The property would ideally suit a professional individual or couple looking for a convenient town centre location close to local amenities.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE with a bay window, brick hearth as set in traditional pine surround and electric fire insert.

DINING ROOM with a ornamental fire surround, electric fire insert and stairs leading to first floor landing.

KITCHEN with a range of wall and base units, roll top work surfaces, space for an oven, stainless steel overhead extractor fan, space for fridge/freezer, space for dishwasher, stainless steel sink drainer unit, tiled splashbacks, and door to rear garden.

UTILITY/CLOAKROOM with a space for a washing machine, roll top work surfaces, w.c., wash basin, and a radiator.

DOUBLE BEDROOM with a storage cupboard.

DOUBLE BEDROOM with fire surround and a built-in wardrobe.

BATHROOM with w.c., wash basin, bath with shower over, tiled splash backs, and a cupboard housing a combination boiler.

OUTSIDE Lawned garden to rear with a patio area and graveled bed.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

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/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting

Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band A

Deposit : £923

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : D rating.

STRICTLY NO PETS PERMITTED.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No pets permitted and no business use.

Flood/Erosion Risk: None to report.

Planning Permissions : NA

Accessibility: Stairs to first floor landing

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.



TERMS

RENT:	£800 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£923
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	<p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
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