



35 BELVOIR STREET

MELTON MOWBRAY, LE13 1QA

Per month

£750 Per



A well-presented two bedroom mid terrace conveniently situated for local amenities including a Primary School and a Supermarket.

The property benefits from new carpets throughout, gas-fired central heating and uPVC double glazing and is conveniently located close to the County Park.

The accommodation briefly comprises a large lounge/dining room, kitchen, ground floor bathroom and two double bedrooms. Outside there is a lawned garden with patio area to the rear, and on street parking is available to the front of the property.



House - Mid Terrace

ACCOMMODATION

SUMMARY

LOUNGE/DINING ROOM (25 ft x 11.3 ft max) with two built in storage cupboards and two radiators.

KITCHEN (11.3 x 9.7 ft max) with a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, integrated oven and hob with extractor fan above, space and plumbing for a washing machine, space for a freestanding fridge freezer, radiator and door to garden.

GROUND FLOOR BATHROOM with white suite comprising wash basin and bath with shower over, and a radiator.

SEPARATE W.C. with w.c. and Glow-worm gas-fired boiler.

STAIRCASE TO FIRST FLOOR LANDING with a radiator, leading to:-

FRONT DOUBLE BEDROOM (11 x 10.5 ft Max) in storage cupboard and a radiator.

REAR DOUBLE BEDROOM (10.03 x 9.06 ft) built-in wardrobe, built-in storage cupboard, and a radiator.

OUTSIDE On street parking to front. Lawned garden with patio to rear with access for bins through neighbouring property.

LOCATION

To locate the property take Thorpe Road out of the town centre. Turn left onto Belvoir Street and the property will be found on your left hand side

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.

Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk

housesales@shoulers.co.uk

lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		