



3 WAINWRIGHT AVENUE
HAMILTON, LEICESTER, LE5 1QW

£1,195 Per month
Unfurnished

A fantastic opportunity to reside in this SPACIOUS & THREE STOREY FIVE bedroom property located on a popular residential estate in the borough of Hamilton in Leicester.

The property benefits from recent redecoration to most rooms, five large bedrooms, one with ensuite, gas central heating and uPVC double glazing. In brief the property comprises of entrance hall, WC, lounge, kitchen, five bedrooms, family bathroom, ensuite, single garage, off street parking and a rear garden and would suit a professional couple or individual looking for modern accommodation within commuting distance of the city centre.

Hamilton is a sought after location with various local amenities such as shops, take aways and a chemist. It is also located around a 5 minute drive to the city centre and has great links to the A46 and M1.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

5 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a double glazed door to entrance hall with radiator and laminate flooring and stairs to landing.

WC

Comprising of low flush WC, radiator, corner sink, tiled splash back and vinyl flooring.

KITCHEN (7.06 x 9.11ft)

Comprising a range of eye and base level units, laminate work surfaces, integrated gas hob, integrated electric oven, stainless steel extractor fan, integrated fridge freezer, stainless steel sink, freestanding dishwasher, wall mounted gas boiler, tiled splashbacks and flooring.

LOUNGE (14.10 x 14.06ft)

With fire on quartz hearth, radiator, uPVC patio doors to garden, laminate flooring, under stairs store cupboard.

LANDING

with stairs to third floor and radiator.

BEDROOM ONE (17.10 x 13.02 ft)

A double bedroom with built in wardrobe, radiator and ensuite.

ENSUITE

Comprising low flush WC, sink, shower enclosure with mixer shower, heated towel rail, tiled walls and tiled flooring.

BEDROOM TWO (9.11 x 8.01ft)

A double bedroom with radiator .

BATHROOM

Comprising sink, WC, radiator, panelled bath with screen and mixer taps and Miri electric shower, tiled splash backs and vinyl flooring.

BEDROOM THREE (8.03 x 8.10ft)

Single bedroom with radiator and freestanding wardrobe.

BEDROOM FOUR (7.08 x 11.02 ft)

A double bedroom with radiator.

BEDROOM FIVE (10.09 x 19.04 ft)

Third floor double bedroom of large proportions with radiator, velux windows and cupboard housing the hot water tank.

OUTSIDE

To the front there is a small ornamental garden, off street parking on driveway with parking for 2 cars and a semi detached brick built garage.

LOCATION

To locate the property take off of Hamilton Way take the first exit off the roundabout onto Maidenwell

Avenue, proceed over the next roundabout and take the 2nd exit. At the third roundabout take the first exit off. And at the fourth roundabout go over and take the 2nd exit off. Then turn left onto Wainwright avenue and the property can be found on your right hand side.

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 Â£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).

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some blinds/curtains only.

Council Tax : Leicestershire County Council : Band D.

Deposit : £1,378

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

Services : Mains electricity, gas, water and drainage.

EPC : C

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.

WHAT3WORDS

///scans.wheels.flesh



TERMS

RENT:	£1,195 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£1,378
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band D
EPC:	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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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			
		70	82
England & Wales		EU Directive 2002/91/EC	