



## 73 MILL STREET

MELTON MOWBRAY, LE13 1AY

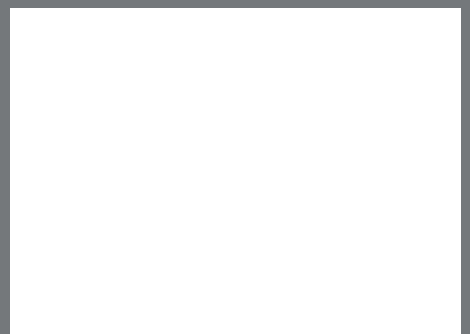
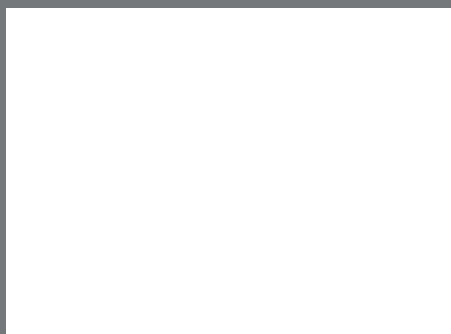
Per month

£600 Per



A well presented one bedroom townhouse located close to centre of Melton. The property benefits from uPVC glazing, gas fired heating and a rear patio garden.

In brief the property comprises of entrance hall, downstairs bedroom and shower room, upstairs living/kitchen.



# House - Detached

## ACCOMMODATION

### SUMMARY

Entrance Hall : Entered via a uPVC door with stairs to living room, radiator, tiled flooring, under stairs store cupboard housing the washing machine, cupboard housing the gas fired combi boiler.

Shower Room : A downstairs shower room with low flush WC, sink on vanity unit, large walk in shower enclosure with screen and mixer shower, heated towel rail, tiled flooring and splashbacks.

Bedroom : (15.04 x 8.05 ft) A downstairs double bedroom with built in wardrobe, patio doors to garden, radiator.

Kitchen/Living Room : (17.01 x 12.11 ft) Located on the first floor this room has radiator, a range of eye and base level units, wood effect laminate worktops, stainless steel sink, velux windows, electric oven, stainless steel sink, integrated under counter fridge freezer, wood effect vinyl flooring to kitchen area.

Garden : A low maintenance rear patio garden with side gated access.

Parking : Off street parking space to the front.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtain poles.

Council Tax : Melton Borough Council : Band B.

Deposit : £692

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

Services : Mains electricity, water, gas and drainage.

EPC : C rating.

### DISCLAIMER

TENANT FEES

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	