



## 3 OLD BREWERY COURT

MELTON MOWBRAY, LEICESTERSHIRE, LE13 1RE

£560 p.m.x.  
Part Furnished

A fully refurbished two bedroom townhouse conveniently located close to Melton Mowbray town centre. The site was formally an old brewery which has been sympathetically converted by the owner. The accommodation briefly comprises an open plan lounge/kitchen, rear porch, two bedrooms and a ground floor bathroom. Outside there is off-road parking and a rear courtyard area. The property also has uPVC double glazing and modern electric heating.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Fully refurbished

## ACCOMMODATION

**LOUNGE/KITCHEN** (18'11" x 17'1") with stairs to first floor landing, two electric radiators and store cupboard. The kitchen area comprises a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, space for a washing machine and fridge freezer, integrated electric oven and hob, extractor fan, tiled splashbacks and tiled flooring.

**REAR PORCH** with door to yard.

**GROUND FLOOR BATHROOM** with white suite comprising wash basin, w.c., and walk in shower enclosure with electric shower, heated towel rail, aqua board splashbacks and tiled flooring.

**STAIRS TO FIRST FLOOR LANDING** leading to:-

**DOUBLE BEDROOM** (13'10" x 11'4") with an airing cupboard housing immersion heater and water tank, and an electric radiator.

**SINGLE BEDROOM** (10'4" x 7'1") with an electric radiator.

### OUTSIDE

Two parking spaces to the front.  
Good sized rear yard (18'1" x 14'1").

### STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets, blinds and integrated kitchen appliances only.

## TERMS

**RENT:** £560 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £645

**TERM:** A one year shorthold tenancy is offered.

**SERVICES:** Mains electricity, water and drainage.

**VIEW:** Strictly by appointment with Shouler & Son.

**COUNCIL TAX:** Please check with Melton Borough Council on 01664 502502 as the property is a new development and bands are still to be allocated.

**EPC:** This property has an Energy Performance Efficiency Rating Band D.

Ref: 9248-4017-7276-6251-0914

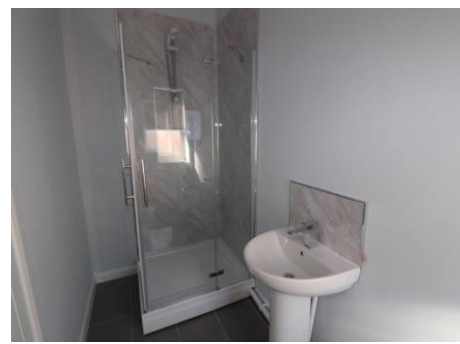
A full copy of the EPC is available upon request or can be downloaded from:

<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

To locate the property take Thorpe End of the town centre. Turn right at the junction for Saxby Road and the entrance to the development is immediately on your left hand side. The property can be found on your left hand side.



**BRITISH  
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AWARDS**  
2018-2019

**GOLD WINNER**

LETTING AGENT IN  
MELTON MOWBRAY

Wilton Lodge, 1 Wilton Road,  
Melton Mowbray, Leicestershire, LE13 0UJ

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)