



44 Rosebery Avenue, Melton Mowbray, LE13 1BN

£925 Per month

- 3 Bedroom Semi detached
- Fitted kitchen with ample storage
- GCH and UPVC windows
- Walking distance to the town centre
- EPC E
- Lounge and Separate dining room
- Three Bedrooms, two with feature fireplaces
- Low maintenance front and rear garden
- Unfurnished
- Council Tax A

44 Rosebery Avenue, Melton Mowbray LE13 1BN

This well presented three bedroom property is situated within this popular location close to the town centre.

The neutrally decorated property benefits from UPVC double glazing, gas central heating, and briefly comprises lounge with bay window, separate dining room, fitted kitchen with ample storage and downstairs bathroom with overhead shower.

To the first floor there are three bedrooms, two double bedrooms with feature fireplaces and a single bedroom.

Outside to the front of the property there is a front garden with on street parking.

There is a private good size maintenance free garden to the rear.

Location

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford.

Superb private schooling is available at nearby Oakham in addition to Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



Council Tax Band:



Ground floor

The lounge has a UPVC double glazed bay window, wooden floor, radiator and a feature fireplace.

Dining room has wooden door, radiator, door leading to the first floor and window to the rear of the property.

Fitted kitchen with ample storage, electric oven and hob, with wooden floor and back door leading to the rear garden

Bathroom 3 piece suite with overhead shower and wooden flooring

First Floor

Generously sized double bedroom, carpeted, feature fireplace, UPVC double glazed window and radiator.

Double sized carpeted second bedroom with UPVC double glazed window, feature fireplace and radiator.

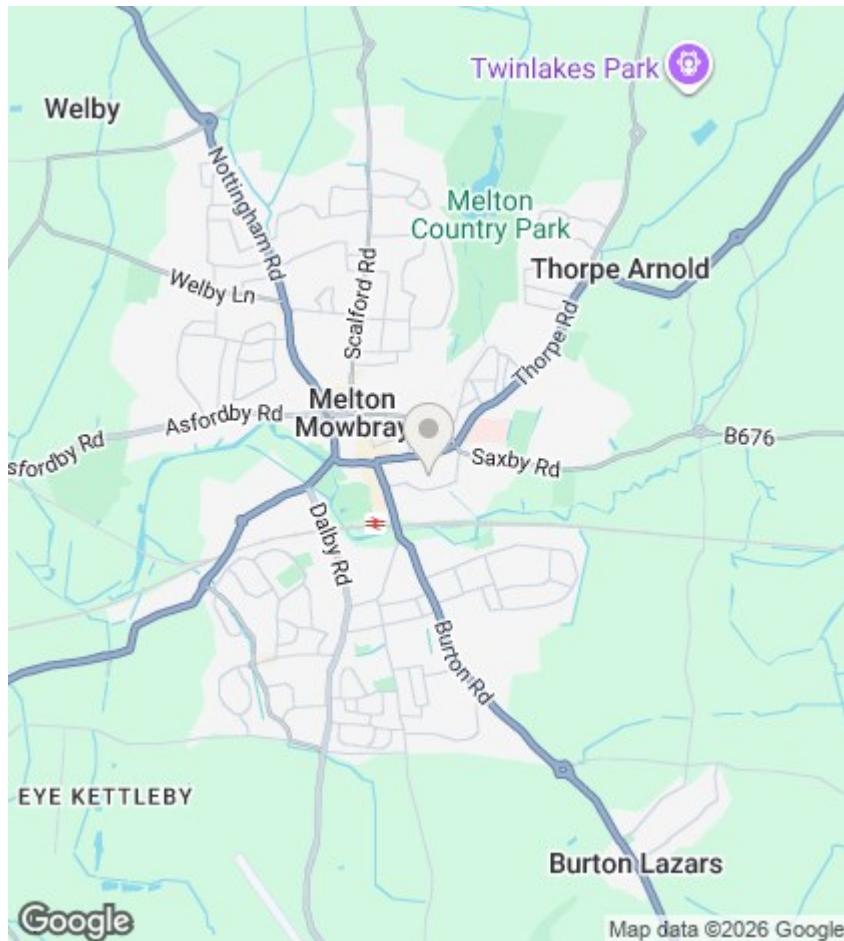
Single bedroom carpeted, UPVC double glazed window and radiator

Outside

Low maintenance enclosed rear garden, mainly stones with a patio area.

Low maintenance fence and gate to the front of the property.

On-street parking



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

E

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