

To Let - Grange Close, Ashby / £950.00 PCM / Ref: 000001639



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- New to market and av now
- Some refurbishment throughtout
- Council tax band B
- Gas central heating
- Garage and patking

- A detached 3 bed
- A must view
- EER - tbc
- Double glazed

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NEW TO MARKET AND AV NOW.

Large 3 bed semi detached home within walking distance of the historic town of Ashby De La Zouch which offers all amenities including good schools.

Accommodation comprise of entrance hall.

Breakfast kitchen with cooker.

dishwasher, fridge

Good size lounge/diner french doors leading into the rear garden with patio area and mature borders and lawns.

To the first floor there are 3 double bedrooms.

Family bathroom with separate shower cubical.

To the outside there is parking for 2 cars and integral garage.

Gas central heating and double glazed.

Some refurbishment throughout

Council tax band B

Pet acceptable at 25 pcm

Viewing strongly recommended to secure this lovely property.

Our standard deposit is calculated based upon the passing rent, and varies from property to property, usually calculated at 5 weeks rent

For details of this and any other fees that may become due during the term of your tenancy please contact a member of our Lettings Team at our Ashby de la Zouch branch.

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Energy performance certificate (EPC)

29 Grange Close ASHBY-DE-LA-ZOUCH LE65 2PQ	Energy rating D	Valid until: 1 November 2032 Certificate number: 7412-7520-8039-0165-5226
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Property type: Semi-detached house

Total floor area: 76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		