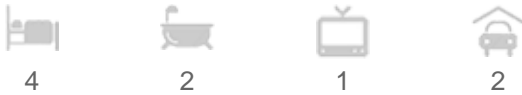


To Let - Mount Road, Castle Gresley / £1,350.00 PCM / Ref: 000002132



- BRAND NEW AND AV NOW
- Semi detached
- EER - tbc
- Gas central heating/double glazed
- Private allocated parking

- Modern 4 bed 3 storey town house
- Solar panels
- Council tax tbc
- Rear enclosed gardens
- A must view

To Let - Mount Road, Castle Gresley / £1,350.00 PCM / Ref: 000002132

BRAND NEW.

A 3 storey 4 bed semi detached new home which has been built to a high standard.

Set in a quiet location and combining of 8 new builds'.

This is one of 4 rentals is available to view now.

In brief comprising of entrance hall.

Good size lounge,

Wc cloakroom.

Open plan kitchen/diner.

Whitegoods included of cooker, hob, extractor, space for washer, fridge freezer.

To the first floor there are 3 bedrooms, one of the bedrooms could be used as a nursery/office.

Modern family bathroom.

To the second floor there is a master bedroom with en-suite shower room.

Outside there is allocated private parking for 2 cars.

Rear enclosed garden with patio area.

Completed to a high modern standard.

Solar panels

Viewing is highly recommended to secure this lovely property.

Council Tax tbc

Property Construction - Standard

Electricity Supply - Mains

Water Supply - Mains

Drainage Type - Mains Sewer

Heating Gas central heating

Broadband

Mobile signal/coverage -

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

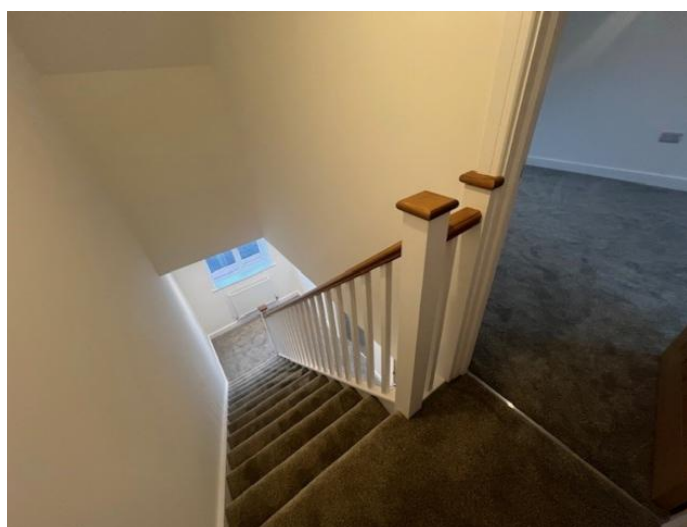
A holding deposit of 90 is required to reserve the property.

For more information please contact a member of our Lettings Team at our Ashby de la Zouch branch.

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Energy performance certificate (EPC)			
1b Mount Road Castle Gresley SWADLINCOTE DE11 9ES	Energy rating A	Valid until:	3 April 2035
		Certificate number:	0390-3534-2440-2705-0851
Property type	Semi-detached house		
Total floor area	107 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 rating and score

This property's energy rating is A. It has the potential to be A.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		