

To Let - Orchard Close, Ashby De La Zouch / £1,150.00 PCM / Ref: 000001743



- NEW TO MARKET
- A MUST VIEW
- GAS CENTRAL HEATING
- BRAND NEW

- GOOD SIZE 3 BED SEMI
- EPC B
- DOUBLE GLAZED
- MODERN QUALITY FIXTURES AND FITTINGS

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NEW TO MARKET .A high specification brand new 3 bedroom semi detached home within walking distance of the historic market town of Ashby De La Zouch.

Comprising: of entrance area, good size lounge,

Modern fitted kitchen with cooker,hob,extractor, fridge freezer, microwave - dining area having french doors out to the rear garden.

Downstairs WC,.

To the first floor there are 2 double bedrooms and a single bedroom/office.

Good size family bathroom with separate shower.

the property benefits from having 2 x parking spaces to the front.

Available 1st May 2023.

EPC rating: B.

Council tax band: B,

To the outside there is allocated private parking for 3 cars.

Large rear garden with good size patio area.

Gas central heating/double glazed.

Viewing strongly recommended to secure this lovely property.

Double glazed and gas central heating.

Council tax band C

viewing strongly recommended to secure this lovely property.

Property Construction - Standard

Electricity Supply - Mains

Water Supply - Mains

Drainage Type - Mains Sewer

Heating Gas central heating.

Broadband FTTP (fibre to the premises)

Mobile signal/coverage - You may experience some issues with mobile coverage according to Ofcom Mobile checker - please check their website for specific speeds and coverage information

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

Ashby House Bath Street Ashby De La Zouch Leicestershire LE65 2FH t: 01530 411900 f:

e: enquiries@fish2let.com w: www.fish2let.com

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

4 Orchard Close Ashby de la Zouch LE65 2RH	Energy rating B	Valid until: 29 January 2033 <hr/> Certificate number: 0330-3120-9090-2177-1541
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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 B. It has the potential to be A.

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

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

