

To Let - Grange Close, Ashby / £975.00 PCM / Ref: 000001639



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- New to market
- Some refurbishment throughout
- Council tax band B
- Gas central heating
- Garage and parking

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

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NEW TO MARKET.

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.

Council tax band B

Pet acceptable at 25 pcm

The property benefits from gas central heating.

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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 FTTC (fibre to the cabinet)

Mobile signal/coverage - You are likely to have good coverage according to Ofcom Mobile checker

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 90.00 is payable to reserve this property if your application is successful (please note this amount will then be deducted from the initial move in monies due, prior to the tenancy commencing).

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 <b>D</b>	Valid until: <b>1 November 2032</b> Certificate number: <b>7412-7520-8039-0165-5226</b>																																
Property type		Semi-detached house																																	
Total floor area		76 square metres																																	
<b>Rules on letting this property</b> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> (<a href="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</a>).</p>																																			
<b>Energy efficiency rating for this property</b> <p>This property's current energy rating is D. It has the potential to be B.</p> <p><a href="#">See how to improve this property's energy performance.</a></p>		<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D            the average energy score is 60</p>																																	
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