

To Let - Vicarage Close, Newbold Coleorton / £825.00 PCM / Ref: 000001393



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- NEW TO MARKET AND AV NOW
- VILLAGE LOCATION
- VIEWING ESSENTIAL
- QUALITY FIXTURE/FITTINGS
- NEW ELECTRIC HEATING SYSTEM

- TOTALLY REFURBISHED 3 BED SEMI
- EER - E
- CUL DE SAC LOCATION
- GARAGE AND PARKING

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NEW TO MARKET GOOD SIZE 3 BED SEMI DETACHED SET IN THE BEAUTIFUL VILLAGE LOCATION OD NEWBOLD COLEORTON.

A MUST VIEW.

The property comprises of good size entrance hall, large lounge.

To the rear theres a good size modern open plan kitchen/diner having patio doors leading in the newly depeopled garden.

Having decked , lawn areas (note south facing garden)

The modern kitchen comes with cooker, hob (induction) extractor, fridge , freezer, washer.

Dishwasher

To the first floor there are 3 double bedrooms.

Bathroom with separate shower.

To the outside there si a drive way and garage.

Rear enclosed garden, decking and lawn ras.

The property has undergone a full refurbished and includes
BRAND NEW ELECTRICS.

BRAND NEW BOLIER

BRAND NEW KITCHEN

BRAND NEW BATHROOM

BRAND NEW FLOORINGS

BRAND NEW DECOR

TOTAL OVERHAUL OF GARDEN FRONT AND REAR

TARMAC DRIVE (NOTE TO BE COMPLETED)

AND MUCH MORE

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) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

34 VICARAGE
CLOSE
NEWBOLD
LE67 8PG

Energy
rating

E

Valid
until: **30
November
2030**

Certificate
number: **4110-9028-
6009-0540-
3276**

Property type Semi-detached
house

Total floor area 84 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 E. It has the potential to be B.

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