



SAXBY ROAD, MELTON MOWBRAY

Asking Price Of £130,000

Two Bedrooms

Freehold



MID-TERRACED HOUSE

GREAT FIRST TIME BUY

REAR GARDEN

**WALKING DISTANCE OF THE TOWN
CENTRE**

INVESTMENT OPPORTUNITY

OPEN-PLAN KITCHEN DINER

LOCAL SCHOOLS NEARBY

TOWN CENTRE LOCATION

COUNCIL TAX BAND A

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First time buy or investment opportunity, two bedroom mid-terraced house situated within walking distance of Melton Mowbray's town centre and train station.

The accommodation in brief comprises; lounge, kitchen diner and utility room to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from a garden to the rear.

LOUNGE 12' 0" x 9' 10" (3.68m x 3.02m) UPVC door into the lounge having a double glazed window to the front aspect, radiator, exposed brick fireplace with gas fire, picture rails and carpet flooring.

DINING ROOM 10' 4" x 12' 3" (3.15m x 3.75m) Being open-plan to the kitchen, having a double glazed window to the rear aspect looking into the utility area, radiator, under stair storage cupboard, door to the staircase and carpet flooring.

KITCHEN 4' 10" x 8' 9" (1.49m x 2.68m) Fitted with a range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, sink and drainer unit with mixer tap over, integrated electric oven, gas hob and fridge freezer. Double glazed window to the side aspect, door through to the utility room, radiator and vinyl flooring.

UTILITY ROOM Offering generous storage space and having a sink and drainer unit with work surface, space and plumbing for a washing machine, door and double glazed window to the rear garden.

LANDING Taking the stairs from the dining room to the first floor landing with doors off to;

MASTER BEDROOM 10' 0" x 11' 11" (3.05m x 3.64m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 5' 2" x 8' 7" (1.6m x 2.63m) Comprising of a panel bath with sower riser over, vanity unit wash hand basin and a low flush WC. Obscure glazed window, radiator, part tiled walls and carpet flooring.

BEDROOM TWO 6' 6" x 12' 1" (2.0m x 3.69m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

REAR GARDEN Paved courtyard garden with brick wall boundary and gated access to the side with right of way over the neighbouring gardens to the street.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	(81-91) B	(81-91) B	(76-91) B
(81-91) B	(67-80) C	(67-80) C	(55-75) C
(67-80) C	(55-66) D	(55-66) D	(40-54) D
(55-66) D	(39-54) E	(39-54) E	(25-39) E
(39-54) E	(25-39) F	(25-39) F	(15-24) F
(25-39) F	(15-24) G	(15-24) G	(1-14) G
(15-24) G	Not energy rated	(1-14) G	Not environmentally rated

England, Scotland & Wales EU Directive 2002/91/EC