



RUDBECK AVENUE, MELTON MOWBRAY

Asking Price Of £107,500

Three Bedrooms

Leasehold



SEMI-DETACHED HOUSE

THREE BEDROOMS

LARGE GARDEN

**WALKING DISTANCE OF THE TOWN
CENTRE**

50% SHARE

DRIVEWAY

CLOSE TO LOCAL SCHOOLS

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





50% SHARE Great opportunity to get on the property ladder with this 50% shared ownership property. Three bedroom semi-detached house situated to the west side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation in brief comprises; entrance hall, lounge, kitchen diner and utility area to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a generous rear garden.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor, storage cupboard and laminate wood flooring.

LOUNGE 10' 8" x 16' 7" (3.26m x 5.07m) Nicely proportioned reception room having patio doors to the rear garden, radiator and carpet flooring.

KITCHEN/DINER 9' 8" x 16' 9" (2.97m x 5.13m) Spacious kitchen diner fitted with a modern range of wall, base and drawer units, roll edge work surfaces, one and a half bowl sink and drainer unit, space for a freestanding cooker with extractor hood over, space and plumbing for both a dishwasher and washing machine. Three double glazed windows to all aspects allowing plenty of natural light, inbuilt pantry, ample room for a dining table and laminate wood flooring.

UTILITY ROOM 8' 5" x 6' 0" (2.59m x 1.85m) Handy utility area having space for further white goods and storage.

LANDING Taking the stairs from the entrance hall to the first floor having a double glazed window to the front aspect, radiator, loft access hatch, airing cupboard and doors to;

MASTER BEDROOM 9' 3" x 13' 8" (2.82m x 4.19m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

BEDROOM TWO 10' 4" x 11' 6" (3.16m x 3.53m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 10' 9" x 6' 6" (3.28m x 2.00m) Having a double glazed window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BATHROOM 5' 8" x 9' 5" (1.74m x 2.89m) Comprising of a panel bath with shower riser over, low flush WC and a pedestal wash hand basin. Obscure glazed window, radiator, tiled splash areas and vinyl flooring.

FRONT GARDEN Having a dwarf wall to the front boundary, two formal lawns with a paved pathway to the front door, driveway to the side providing off road parking.

REAR GARDEN Generous garden having a patio area adjacent to the house and continuing along one side of the lawn to the garden shed, hot and cold water tap and brick storage shed. Fencing and mature hedging to the boundary.

LEASE INFORMATION Price shown is for a 50% share. There is a monthly charge of £218.27 made up of rent of £194.27 and a service charge of £24.00. There is a 99 year lease from 07/06/2002. These charges are normally reviewed annually. There may be an option of buying the freehold of this property outright. If this interests you please ask for details.

HOW TO BUY THIS SHARED OWNERSHIP PROPERTY For more information on the Shared Ownership scheme and to get yourself pre-approved to purchase a share, please visit the help to buy website helptobuyagent2.org.uk/apply-online or call 03333214044. Once you have been approved for the Helptobuy scheme you will be able to view. If our seller is happy with your offer, your details will be passed to Platform Housing Group for them to do their financial checks. Once you have passed these your offer can be accepted.

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.

A full brochure for this property is available on the Middletons website.







Ground Floor

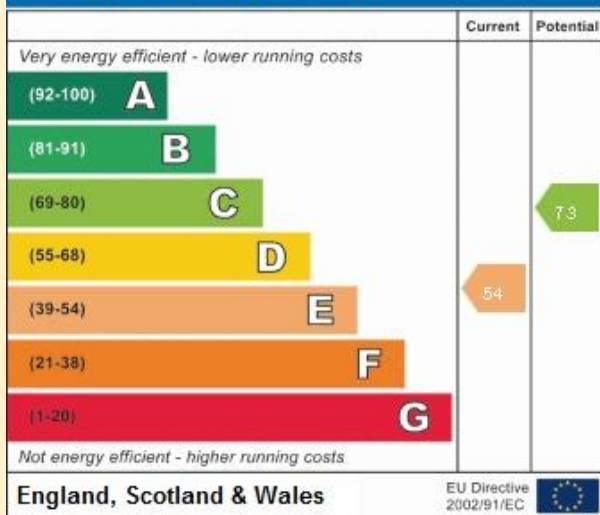


First Floor



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

Energy Efficiency Rating



01664 566258
www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.