



AUSTEN DRIVE, MELTON MOWBRAY

Asking Price Of £210,000

Three Bedrooms

Freehold



END OF TERRACE HOUSE

AFFORDABLE HOUSING SCHEME

DOWNSTAIRS CLOAKROOM

LOCAL SCHOOLS NEARBY

AMPLE OFF ROAD PARKING

NHBC WARRANTY

CLOSE TO LOCAL AMENITIES

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A fantastic opportunity for a first time buyer to jump on to the housing ladder and purchase this freehold, three bed end of terrace house being sold under the Affordable Housing scheme which means you pay just 80% of the market value. Situated on a new development to the north west side of Melton Mowbray within close proximity to local schools and amenities.

The accommodation in brief comprises of; Entrance hall, lounge, cloakroom and dining kitchen to the ground floor, three bedrooms and a family bathroom to the first floor. Outside the property also benefits from ample off road parking and a private rear garden.

LOW COST HOUSING SCHEME The low cost housing scheme provides the ability to purchase 100% of the property but you pay only 80% of its current market value. Properties like this have a S106 agreement which normally has restrictions such as being sold to public sector workers (teachers, nurses etc) or having to have a local connection, but we are informed that this property has neither of these restrictions making it a fantastic opportunity to buy a quality house at below market value. The property is freehold.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor landing, under stairs storage cupboard and radiator.

CLOAKROOM 4' 10" x 3' 1" (1.49m x .95m) Comprising of a low flush WC, wall mounted wash hand basin, radiator, part tiled walls and extractor fan.

LOUNGE 11' 11" x 16' 2" (3.65m x 4.93m) Having a double glazed bay window to the front aspect, radiator, TV aerial point and laminate wood flooring.

KITCHEN/DINER 14' 7" x 11' 0" (4.46m x 3.37m) Fitted with a range of contemporary wall, base and drawer units, square edge work surfaces, stainless steel one and a half bowl sink and drainer, integrated appliances, space and plumbing for a washing machine, space for a fridge freezer, ample room for a dining table, radiator, flooring and french doors opening out onto the rear patio.

LANDING Taking the stairs from the entrance hall to the first floor with loft access hatch, radiator, airing cupboard and doors off to;

MASTER BEDROOM 15' 3" x 9' 0" (4.66m x 2.75m) Having a double glazed window to the rear aspect, radiator and laminate wood flooring.

BEDROOM TWO 7' 11" x 10' 4" (2.42m x 3.17m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 0" x 8' 10" (2.14m x 2.71m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 4" x 9' 3" (2.56m x 2.84m) Comprising of a walk in double shower cubicle, pedestal wash hand basin, low flush WC and a panel bath with shower attachment tap. Shaver point, part tiled walls, vinyl flooring, radiator, extractor fan and an obscure glazed window.

OUTSIDE TO THE FRONT Having a tarmac driveway providing ample off road parking, paved pathway leading to the front door screened by mature shrubs.

REAR GARDEN Having a paved patio adjacent to the house, garden tap, formal lawn and wood panel fencing to the boundary.

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.

MAINTENANCE FEE There is a maintenance charge of yearly for the maintenance of the green areas on the development. Fee Tbc.

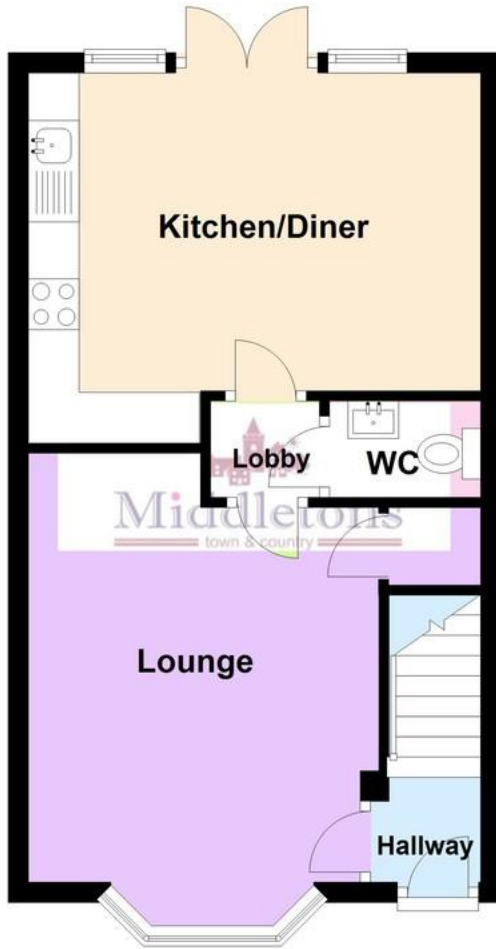
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



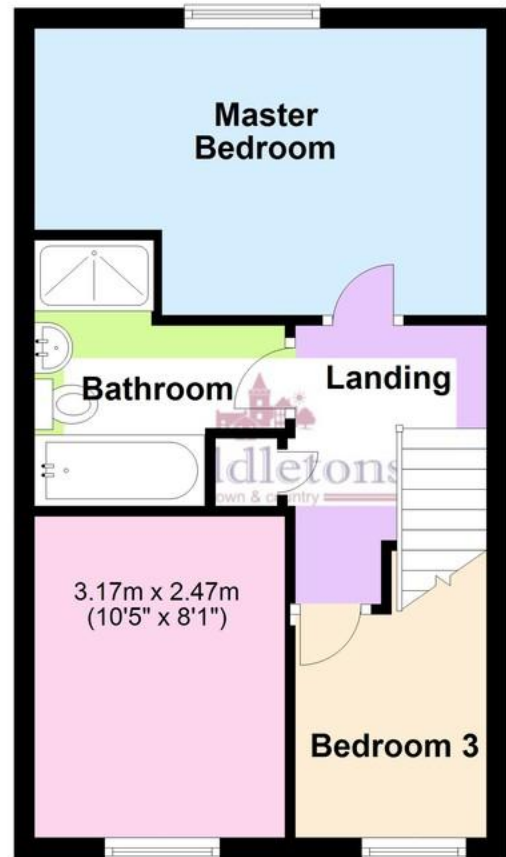




Ground Floor



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

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.