



STAFFORD AVENUE, MELTON MOWBRAY

Asking Price Of £189,950

Two Bedrooms

Freehold



VICTORIAN END-TERRACE

GREAT INVESTMENT

WALKING DISTANCE OF TOWN

VICTORIAN MID-TERRACE

REAR GARDEN

TWO BEDROOMS

CLOSE TO LOCAL SCHOOLS

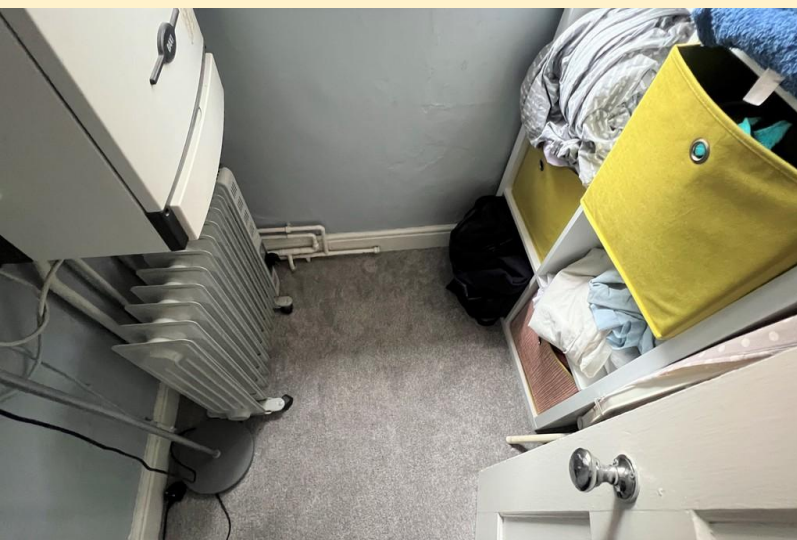
OPEN PLAN LIVING

COUNCIL TAX BAND B

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Well presented two bedroom end terrace on the North side of Melton Mowbray within walking distance of the Town centre and other local amenities such as schools, shops and the train station.

The accommodation on offer comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Two double bedrooms, an office and family bathroom to the first floor. Outside the property benefits from a good sized rear garden..

HALLWAY With laminate flooring and radiator, stairs leading to the first floor and door to the Dining area.

LOUNGE 11' 5" x 10' 11" (3.50m x 3.33m) With bay window to the front, contemporary inset real flame effect gas fire, radiator and carpet flooring, square archway leading to Dining Room

DINING ROOM 11' 5" x 10' 11" (3.5m x 3.33m) With window to the rear, original wood door leading to hall way, under stairs cupboard providing storage space, open fire place currently used as a feature storage area, radiator and carpet flooring, entrance to the kitchen.

KITCHEN 13' 9" x 8' 5" (4.2m x 2.58m) Fitted with a range of floor and wall mounted units, square edge work surface, tiled splash backs, stainless steel sink drainer unit with swan neck mixer tap over, plumbing for a washing machine and dish washer, electric hob and oven with overhead extractor hood, spot lights, window to the side, vinyl floor tiles and door to the patio area.

FIRST FLOOR LANDING With doors leading to the two bedrooms, office and bathroom, loft hatch providing access to the part boarded loft space.

MASTER BEDROOM 13' 11" x 10' 5" (4.26m x 3.18m) Good sized double bedroom, with carpet flooring, radiator and window the front.

BEDROOM TWO 8' 8" x 11' 0" (2.65m x 3.36m) With window over looking the rear, radiator and carpet flooring.

OFFICE 5' 1" x 5' 1" (1.55m x 1.56m) Currently used for storage, housing the wall mounted combi boiler with a hive system, carpet flooring and window to the side.

BATHROOM 7' 10" x 8' 6" (2.4m x 2.6m) Comprising of; White panelled bath with over bath electric shower and screen, low flush WC, wash hand basin, built in vanity units, chrome effect ladder style heated towel radiator, fully tiled walls and floor, window to the rear.

OUTSIDE THE FRONT Entrance to the property is via a part glazed door with over head pitched and tiled porch, mounted gas and electricity meter boxes, the front is edged by a dwarf brick wall.

REAR GARDEN With patio to the side with an outside tap, gate to passageway, there is a lawned area and a further area to the rear of the garden covered with decorative slate chippings and surrounded by a brick wall.

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.

AGENT NOTES 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.







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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.