



ASFORDBY ROAD, MELTON MOWBRAY

Asking Price Of £150,000

Two Bedrooms

Freehold



GREAT INVESTMENT

LARGE ROOMS

REAR GARDEN

IN THE TOWN CENTRE

SOLD AS SEEN BUYER MUST CLEAR

OUTBUILDINGS

CENTRAL LOCATION

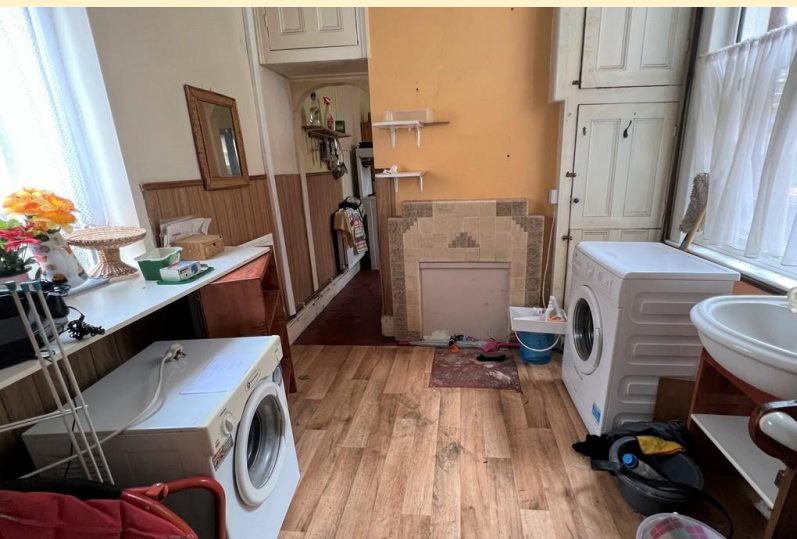
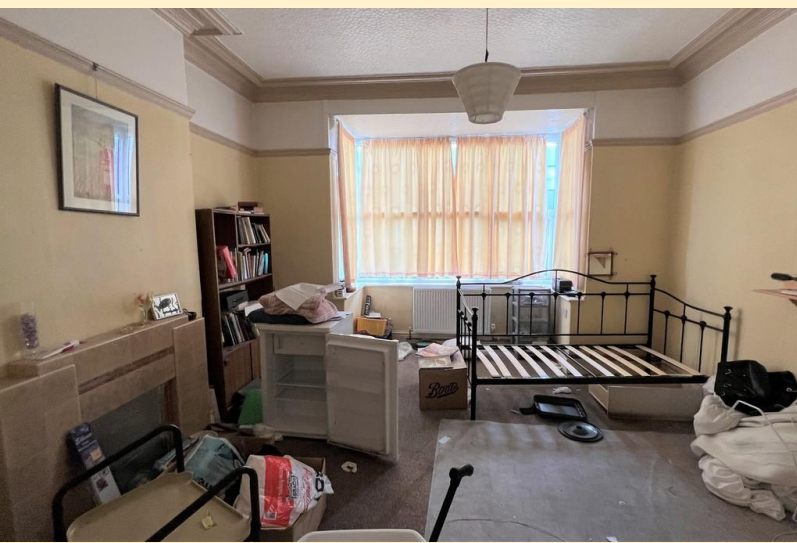
GREAT COMMUTER LINKS

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





SOLD AS SEEN, BUYER MUST CLEAR THE PROPERTY This two bedroom end of terrace home is a brilliant investment opportunity with lots of potential. Situated in the heart of Melton Mowbray's historic market town with good commuter links to Leicester, Nottingham and Grantham.

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

HALLWAY Having stairs rising to the first floor and radiator

LOUNGE 18' 0" x 14' 0" (5.51m x 4.28m) Bay window to the front, 50s style tile fireplace, radiator, carpet.

SITTING ROOM 13' 3" x 12' 4" (4.04m x 3.76m) Window to rear, carpet, radiator, fireplace with wooden surround.

DINING ROOM 8' 8" x 8' 5" (2.65m x 2.58m) Under stair storage cupboard, vinyl flooring, 1950s style fireplace, window to both sides.

KITCHEN 12' 2" x 8' 5" (3.72m x 2.57m) In need of a full refurbishment, spacious kitchen having two double glazed windows to the side, door to garden, sink, base and wall units.

LANDING Window to side, doors to bedrooms and bathroom.

MASTER BEDROOM 19' 0" x 14' 6" (5.8m x 4.42m) Having a window to the front aspect, radiator and built-in wardrobe, carpet.

BEDROOM TWO 12' 0" x 13' 1" (3.68m x 4.00m) Having a window to the rear aspect, radiator, carpet.

BATHROOM 9' 11" x 8' 6" (3.04m x 2.61m) Comprising of a bath with shower over, sink, low flush WC and windows to two aspects.

REAR GARDEN Generous rear garden with brick outbuildings..

AGENTS 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.

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

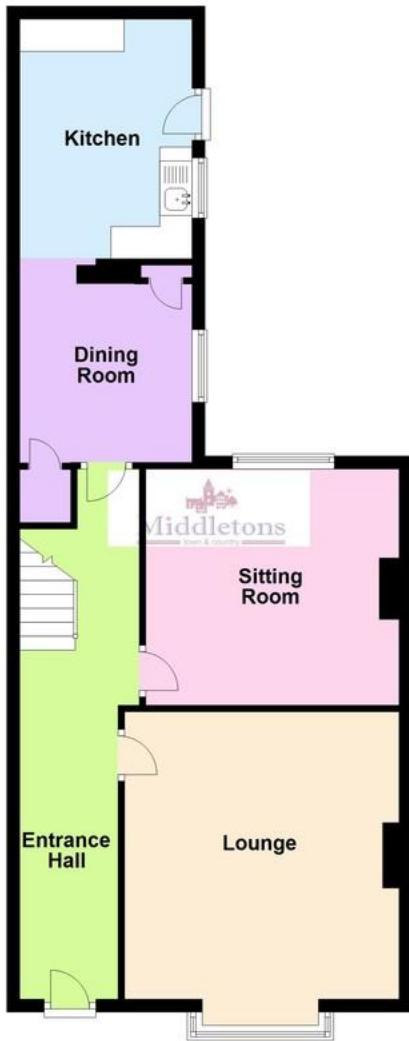
IMPORTANT INFORMATION This property will be sold as seen, the property will not be cleared prior to completion.







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>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & 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.