



NEWPORT AVENUE, MELTON MOWBRAY

Asking Price Of £199,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

CHAIN FREE

LOCAL AMENITIES NEARBY

INVESTMENT OPPORTUNITY

THREE BEDROOMS

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no upward chain this three bedroom semi-detached house situated to the north side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation on offer comprises of; entrance hall, lounge, dining room, summer room and kitchen to the first floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from a garden to the front which could be used for parking with the necessary consents and a good sized garden to the rear.

ENTRANCE HALL UPVC door into the entrance porch with a further wood door into the hall. Having stairs rising to the first floor landing, under stairs storage cupboard, exposed floor boards and doors off to;

LOUNGE 10' 9" x 13' 3" (3.30m x 4.04m) Having a walk-in bow window to the front aspect, sliding doors to the dining room and exposed floorboards.

DINING ROOM 10' 10" x 10' 11" (3.32m x 3.33m) Having a wall mounted gas fire with back boiler, exposed floor boards and opening through to the sun room.

SUN ROOM 7' 0" x 11' 5" (2.15m x 3.48m) Having patio doors opening out onto the rear garden and carpet flooring.

KITCHEN 17' 6" x 8' 2" (5.35m x 2.50m) Fitted with wall and base units with work surfaces over, stainless steel sink and drainer unit, eye level double oven, Neff gas hob with extractor above, space and plumbing for a washing machine. Window over looking the rear garden, radiator, cushioned vinyl flooring, space for a free standing fridge freezer and an external door to the side.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, loft access hatch and doors off to;

MASTER BEDROOM 12' 0" x 10' 10" (3.67m x 3.32m) Having a window to the front aspect, radiator and exposed floor boards.

BEDROOM TWO 10' 6" x 9' 8" (3.22m x 2.96m) Having a window to the rear aspect, radiator, fitted wardrobes and exposed floor boards.

BEDROOM THREE 5' 8" x 8' 5" (1.73m x 2.59m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 3" x 6' 11" (1.92m x 2.11m) Comprising of a panel bath with shower riser, pedestal wash hand basin, low flush WC and radiator. Obscure glazed window, vinyl flooring and part tiled walls.

FRONT GARDEN Having a formal lawn with a concrete pathway leading to the front door and continuing down the side of the property. With the relevant permissions the front garden could be used for off road parking.

REAR GARDEN A good sized garden lawn mainly laid to lawn with concrete pathways and a concrete hard standing area for garden sheds, an ideal blank canvas for the budding gardener. There is off road parking to the rear of the garden.

IMPORTANT NOTE RE EPC The energy assessor says it has a low score because the Gas meter has been removed so the Software assumes no Heating even though there is a gas boiler is there.

AGENTS NOTE 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.

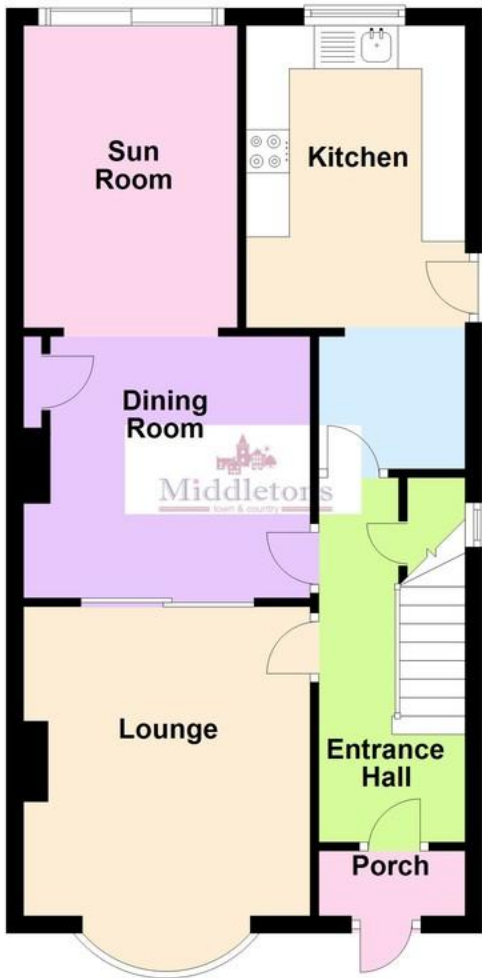
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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.