



## CAMBRIDGE AVENUE, MELTON MOWBRAY

Asking Price Of £240,000

Three Bedrooms

Freehold

SEMI-DETACHED HOUSE

DOWNSTAIRS WC

CHAIN FREE

MODERNISATION REQUIRED

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain and in need of modernisation this spacious three bedroom semi-detached home offers great potential to make a fantastic family home. Situated to the south side of Melton Mowbray on a much sought after residential area convenient for both primary and secondary schools, local amenities and Melton Mowbray town centre.

The spacious accommodation comprises of; entrance hall, downstairs WC, lounge, dining room, sunroom, kitchen and garden room to the ground floor. Three bedrooms, shower room and WC to the first floor. Outside the property benefits from ample off road parking, garage and a good sized rear garden.

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

**CLOAKROOM** Comprising of a low flush WC and wash hand basin.

**LOUNGE** 13' 2" x 12' 11" (4.03m x 3.95m) A nicely proportioned reception room having a walk-in bay window to the front aspect, radiator, feature art-deco open fireplace with tiled hearth and carpet flooring.

**DINING ROOM** 12' 7" x 11' 11" (3.86m x 3.65m) Having patio doors to the sun room, radiator, feature art-deco fireplace with electric fire and carpet flooring.

**SUN ROOM** 9' 3" x 8' 4" (2.84m x 2.55m) Dwarf wall base and UPVC glazed construction with french doors opening out onto the garden.

**KITCHEN** 12' 7" x 6' 10" (3.86m x 2.09m) In need of refitting, currently having wall and base units with work surfaces over, stainless steel sink and drainer unit, space and plumbing for a washing machine. integrated eye level double oven and gas hob with extractor hood over. Door to a large pantry with window to the rear aspect, window and doors to the garden room and hallway.

**GARDEN ROOM** 16' 7" x 9' 2" (5.06m x 2.81m) Lean to with a dwarf wall base and double glazed upper construction, two doors to the garden and tiled flooring, storage shed housing the central heating boiler and personnel door to the garage.

**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** 13' 0" x 12' 0" (3.97m x 3.68m) Having a walk-in bay window to the front aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM TWO** 11' 11" x 11' 10" (3.65m x 3.63m) Having a double glazed window to the rear aspect, radiator, built in cupboard and carpet flooring.

**BEDROOM THREE** 6' 11" x 8' 9" (2.11m x 2.69m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**SHOWER ROOM** 6' 10" x 6' 11" (2.10m x 2.13m) Comprising of a shower cubicle, pedestal wash hand basin and heater. Obscure glazed window, tiled walls and vinyl flooring.

**WC** Comprising of a low flush WC and wash hand basin.

**OUTSIDE TO THE FRONT** Block paved drive providing ample off road parking, dwarf wall to the front boundary, gravel beds with mature shrubs and gate giving access to the rear garden.

**GARAGE** 9' 0" x 16' 4" (2.75m x 5m) Having an up and over door, power and light connected, personnel door to the garden room.

**REAR GARDEN** Large garden paved with gravel beds for low maintenance, mature shrubs, fish pond and garden shed.

**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+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            | 82        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 60                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                                      |                            |           |

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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.