



STAFFORD AVENUE, MELTON MOWBRAY

Asking Price Of £220,000

Three Bedrooms

Freehold



MID-TERRACED HOUSE

GREAT FIRST TIME BUY

THREE BEDROOMS

LOCAL AMENITIES NEARBY

INVESTMENT OPPORTUNITY

REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Three bedroom Victorian mid-terrace house situated on the North side of Melton Mowbray within walking distance of the town centre, local schools and the train station.

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



ENTRANCE HALL Part glazed wooden door having stairs rising to the first floor, laminate wood flooring, glazed doors to the lounge and dining room.

LOUNGE 13' 4" x 11' 3" (4.08m x 3.45m) Having a walk-in bay window to the front aspect with fitted shutter blinds, radiator, feature fireplace with electric fire, fitted base cupboards to the alcoves. picture rails and carpet flooring.

DINING ROOM 11' 7" x 12' 1" (3.54m x 3.69m) Having a window to the rear aspect, radiator, under stair storage cupboard, built-in storage cupboard and drawers, picture rail, laminate wood flooring and door to the kitchen.

KITCHEN 15' 10" x 9' 9" (4.85m x 2.98m) Fitted with a good range of wall, base and drawer units with work surfaces over, breakfast bar, ceramic one and a half bowl sink and drainer unit, space and plumbing for a washing machine, space for a range cooker with extractor hood over. Window overlooking the rear garden, a further window and external door to the side, radiator and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having access to the boarded loft space with lighting, carpet flooring and doors off to;

MAIN BEDROOM 12' 9" x 11' 3" (3.9m x 3.43m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 12' 0" x 9' 2" (3.66m x 2.80m) Having a window to the rear aspect, radiator, fitted wardrobe and carpet flooring.

BATHROOM 5' 5" x 5' 10" (1.66m x 1.80m) Comprising of a panel bath with shower riser over and glazed shower screen, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and flooring.

BEDROOM THREE 9' 2" x 9' 8" (2.8m x 2.95m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT ASPECT Having a brick wall to the boundary with gate, paved front and storm porch to the front door.

REAR GARDEN A good sized garden having a paved seating area adjacent to the house, garden tap and electric sockets, formal lawn leading to a hard paved area and garden shed. Wood panel fencing to the boundary with gated access to the rear.

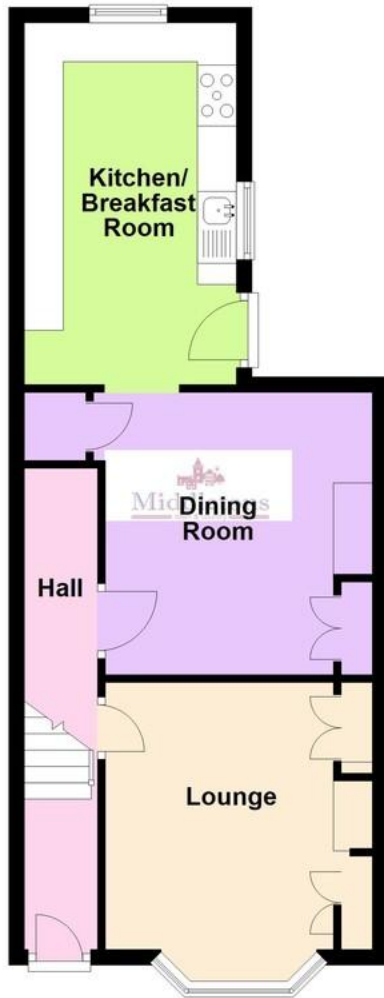
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.







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		
(69-80) C		75
(55-68) D	54	
(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.