

## **BLYTH AVENUE, MELTON MOWBRAY**

**Asking Price Of £180,000**

**Two Bedrooms**

**Freehold**

**MID-TERRACE HOUSE**

**GREAT FIRST TIME BUY**

**OFF ROAD PARKING**

**LOCAL AMENITIES NEARBY**

**NO CHAIN**

**GARAGE**

**CLOSE TO LOCAL SCHOOLS**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









Offered with no upward chain this extended two bedroom mid-terraced house is an ideal first time or investment opportunity. Situated to the south side of Melton Mowbray within dose proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; storm porch to the entrance hall, kitchen, lounge diner and sitting room to the ground floor. Two bedrooms and a family shower room to the first floor. Outside the property benefits from both front and rear gardens, off road parking and a single garage located in the car park to the side.

**STORM PORCH** Having a storage cupboard to the side and front door into the entrance hall.

**ENTRANCE HALL** Having an opening to the kitchen and door through to the lounge diner.

**KITCHEN** 6' 8" x 9' 8" (2.04m x 2.96m) Fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, space and plumbing for a washing machine. Integrated appliances to include; eye level Hotpoint oven and grill, electric hob with extractor hood over and a Bosch dishwasher. Double glazed window to the front aspect and tiled flooring.

**LOUNGE/DINER** 14' 5" x 12' 4" (4.41m x 3.78m) Spacious room having stairs rising to the first floor landing, radiator, tiled flooring continuing through the opening into the sitting room.

**SITTING ROOM** 8' 7" x 10' 9" (2.63m x 3.29m) A great addition to the property having French doors to the rear garden, Velux window for extra light, vertical radiator and a multi-fuel burning stove.

**LANDING** Taking the stairs from the lounge diner to the first floor landing having a loft access hatch and doors off to;

**MAIN BEDROOM** 11' 4" x 12' 5" (3.46m x 3.80m) Having a window to the rear aspect, radiator, fitted wardrobes, LED lights and carpet flooring.

**BEDROOM TWO** 6' 2" x 13' 2" (1.88m x 4.02m) Having a window to the front aspect, radiator and carpet flooring.

**SHOWER ROOM** 6' 5" x 6' 0" (1.97m x 1.85m) Comprising of a corner shower cubicle, low flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window, part tiled walls and tiled flooring.

**FRONT ASPECT** Tarmac edged with bricks to the front which could be used for parking. Carpark to the side providing off road parking and access to the garage.

**GARAGE** Detached single garage with an up and over door.

**REAR GARDEN** Paved for low maintenance with mature shrubs to one side, garden shed, wood panel fencing and 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.

**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.





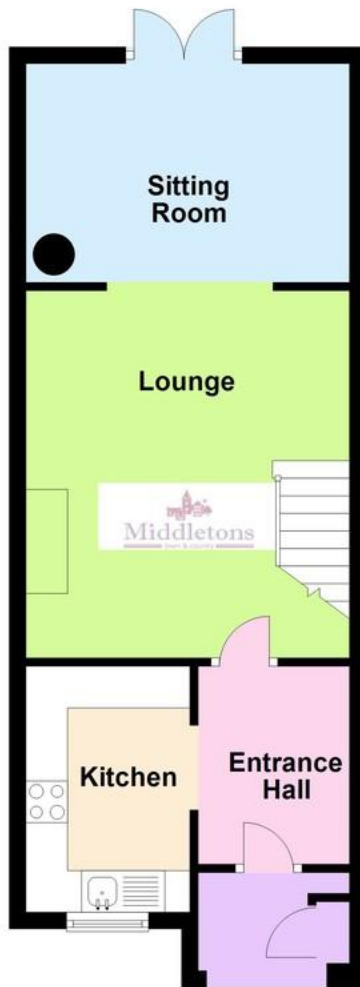








## Ground Floor



## 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>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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 2002/91/EC	

WWW.EPC4U.COM

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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.