



SALISBURY AVENUE, MELTON MOWBRAY

Asking Price Of £170,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

CHAIN FREE

LOCAL AMENITIES NEARBY

INVESTMENT OPPORTUNITY

ENCLOSED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

CLOSE TO TOWN CENTRE

COUNCIL TAX BAND A

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Great first time buy or investment opportunity, offered with no upward chain. this nicely presented two bedroom semi-detached house on the North side of Melton Mowbray. Within walking distance of the Town centre and other local amenities such as schools, shops and the train station.

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

LOUNGE 10' 11" x 10' 11" (3.35m x 3.35m) Having a window to the front aspect, radiator, original cast iron open fireplace, storage cupboards to the alcove and varnished floorboards.

KITCHEN/DINER 10' 10" x 11' 0" (3.31m x 3.36m) Fitted with a modern range of wall, base and drawer units with work surfaces over, tiled splash backs, one and a half stainless steel sink and drainer unit, integrated dishwasher, electric cooker and gas hob with extractor over. Window over looking the rear garden, radiator, doors to the staircase and utility room.

UTILITY ROOM 5' 10" x 6' 8" (1.8m x 2.05m) Having space and plumbing for a washing machine, external door to the garden, door to the bathroom, radiator and laminate flooring.

BATHROOM 7' 6" x 4' 7" (2.3m x 1.4 m) Comprising of a panel bath with shower attachment, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, extractor fan and tiled flooring.

LANDING Taking the stairs from the kitchen to the first floor landing having an access hatch to the loft space and pine wood doors off to;

MASTER BEDROOM 11' 0" x 10' 11" (3.36m x 3.35m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 11' 0" x 10' 11" (3.37m x 3.34m) Having a window to the rear aspect, radiator, over stairs storage cupboard, original cast iron fireplace and carpet flooring.

REAR GARDEN Having a paved patio area adjacent to the house, garden tap, step up to a gravelled area with steel storage shed with power.

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.



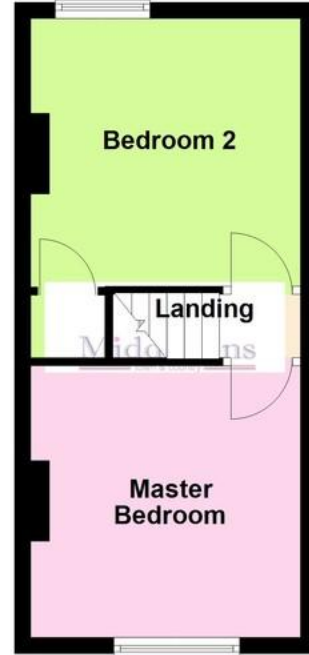




Ground Floor



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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(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.