

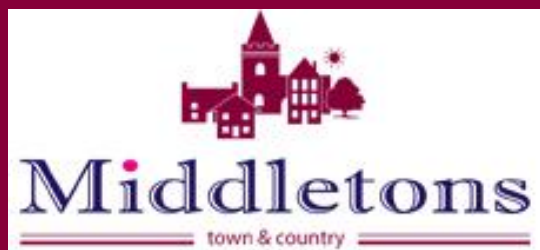


STAFFORD AVENUE, MELTON MOWBRAY

Asking Price Of £215,000

Three Bedrooms

Freehold



END-TERRACE HOUSE

GOOD SIZED REAR GARDEN

GREAT FIRST TIME BUY

LOCAL AMENITIES NEARBY

TIMBER GARAGE

CHARACTER THROUGHOUT

CLOSE TO LOCAL SCHOOLS

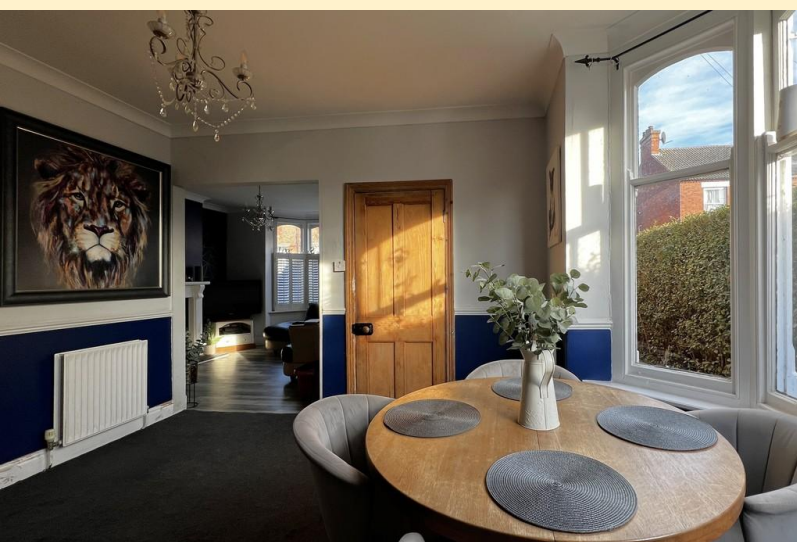
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Three bedroom Victorian end-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 and a timber garage.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, window to the side aspect, radiator, tiled flooring and pine doors off to;

LOUNGE 11' 5" x 12' 10" (3.48m x 3.93m) Having a bay window to the front aspect with fitted shutter blinds, double radiator, feature open fireplace and laminate wood flooring.

DINING ROOM 11' 9" x 12' 8" (3.59m x 3.88m) This bright and airy room has a bay window to the side aspect, double radiator, ornamental fireplace and carpet flooring.

KITCHEN 7' 7" x 13' 8" (2.33m x 4.19m) Having a good range of wall, base and drawer units with worksurfaces, composite sink and drainer, plumbing for a washing machine, integrated eye level Siemens electric oven and gas hob with extractor hood over. Window over looking the rear garden and tiled flooring.

UTILITY AREA Formerly a walk-in pantry now utilised as a utility area.

LANDING Taking the stairs from the entrance hall to the first floor landing, loft access hatch and doors off to;

MAIN BEDROOM 11' 5" x 10' 7" (3.5m x 3.24m) Having a window to the rear aspect with fitted shutter blind, radiator, carpet flooring, airing cupboard housing the hot water cylinder and gas central heating boiler.

BEDROOM TWO 10' 8" x 10' 0" (3.27m x 3.07m) Another good sized double having a window to the front aspect with fitted shutter blind, radiator and carpet flooring,

BATHROOM 7' 8" x 8' 6" (2.35m x 2.6m) Comprising of a pedestal wash hand basin, low flush WC, panel bath with Mira shower over. Obscure glazed window with fitted shutter blind, built-in cupboard, radiator with towel rail, tiled splash areas and tiled flooring.

BEDROOM THREE 11' 9" x 6' 2" (3.6m x 1.88m) Having a window to the side aspect with fitted shutter blind, radiator and carpet flooring,

FRONT ASPECT Enclosed forecourt to the front of the property and extending to the side, storm porch to the front door, brick wall and mature hedging to the boundary.

REAR GARDEN Having a paved patio adjacent to the house with garden tap, decked seating area, formal lawn and raised beds. Gate to the side pathway, access to the timber garage and brick walling secures the boundary.

TIMBER GARAGE 11' 1" x 14' 1" (3.38m x 4.31m) Located at the rear of the garden and accessed from Algernon road, timber garage with double doors to the front and a personnel door to the garden.

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.

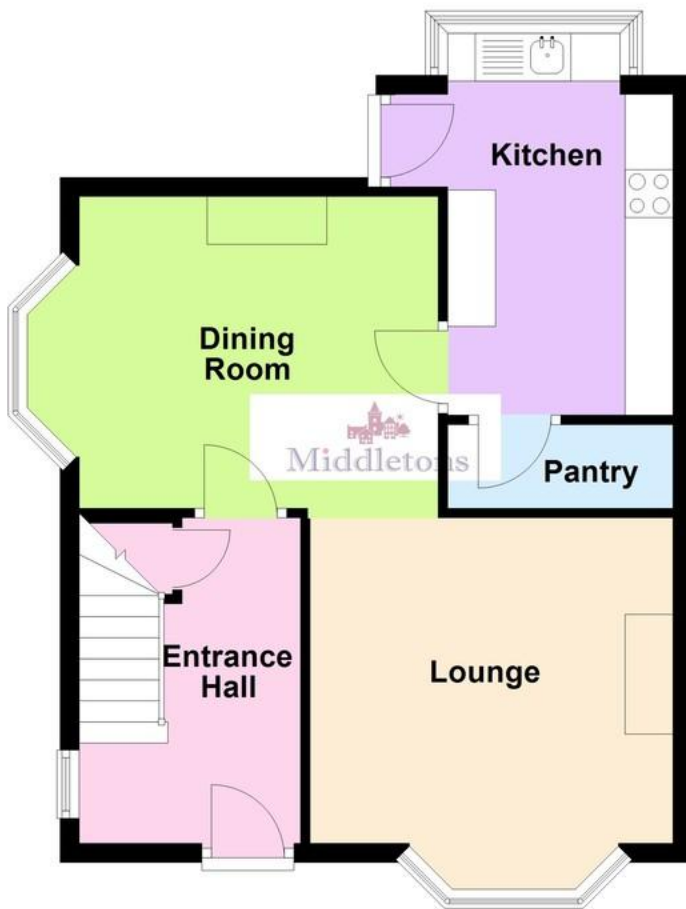
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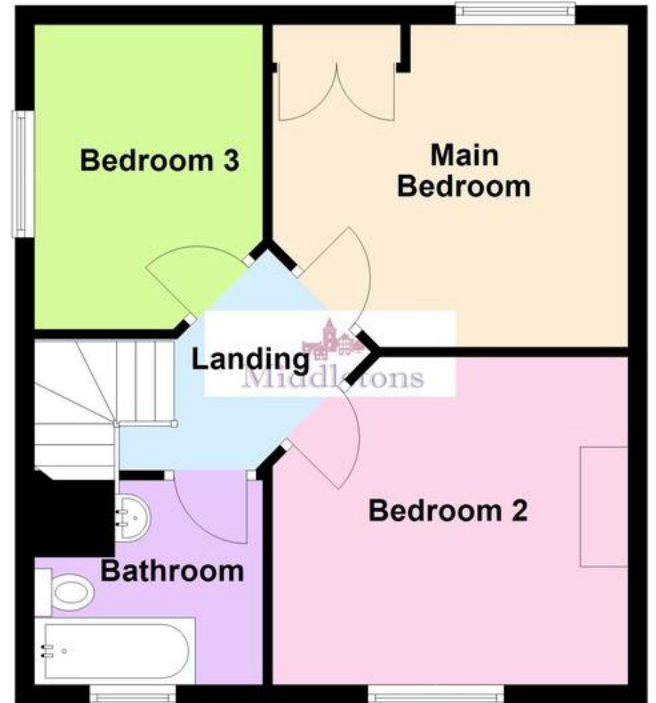




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

EPC TO FOLLOW

01664 566258

www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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