

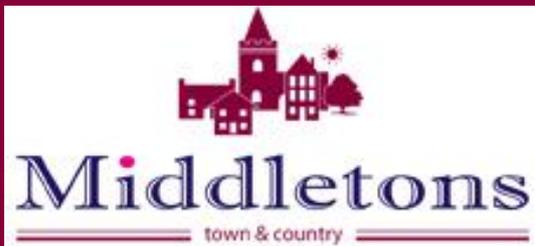


CONVENT CLOSE, MELTON MOWBRAY

Asking Price Of £179,950

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

FIRST TIME BUYER OPPORTUNITY

CHAIN FREE

CLOSE TO AMENITIES

GATED DRIVEWAY

FRONT AND REAR GARDENS

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com





Great first time buy opportunity, two bedroom semi-detached house situated to the south side of Melton Mowbray within walking distance of local schools and amenities.

The accommodation on offer comprises; storm porch to the entrance hall, kitchen and lounge diner 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 and a gated driveway to the sign.



ENTRANCE HALL Storm porch to the front door with storage cupboard, entrance hall having doors off to the kitchen and lounge.

KITCHEN 6' 7" x 9' 8" (2.03m x 2.96m) Fitted with a range of wall, base and drawer units with work surfaces over, one and a half bowl sink and drainer unit, plumbing for a washing machine, space for a freestanding cooker and fridge freezer. Window to the front aspect, wall mounted Valiant central heating boiler and tiled flooring.

LOUNGE/DINER 14' 6" x 11' 11" (4.44m x 3.65m) Having French doors to the rear garden, window to the side aspect, radiator, feature fireplace with electric fire, carpet flooring and stairs rising to the first floor landing.

LANDING Having access to the loft space, airing cupboard and doors off to;

MAIN BEDROOM 12' 4" x 11' 2" (3.76m x 3.42m) Having a window overlooking the garden, radiator, fitted bedroom furniture and carpet flooring.

BEDROOM TWO 5' 11" x 10' 7" (1.81m x 3.25m) Having a window to the front aspect, radiator and carpet flooring.

SHOWER ROOM 6' 3" x 6' 0" (1.92m x 1.84m) Comprising of a low flush WC, vanity unit wash hand basin, corner shower cubicle and a heated towel rail. Obscure glazed window and vinyl flooring.

FRONT GARDEN Gravel bed with mature shrubs, paving adjacent to the front door, tarmac driveway to the side with double gates giving access to further off road parking.

REAR GARDEN Hard landscaped for easy maintenance having a paved patio area adjacent to the house and extending to the side for additional parking, gravel beds planted with mature shrubs, potting shed and wood panel fencing securing the boundary.

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.

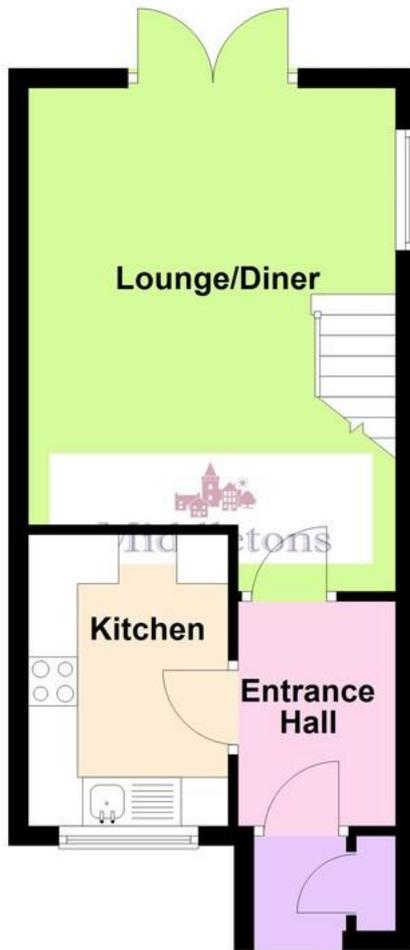
HOW MUCH IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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.