



## BISHOP STREET, MELTON MOWBRAY

Asking Price Of £165,000

Three Bedrooms

Freehold



END OF TERRACE

CHAIN FREE

GREAT FIRST TIME BUY

CLOSE TO THE TOWN CENTRE

INVESTMENT OPPORTUNITY

REAR GARDEN

CLOSE TO LOCAL SCHOOLS

GOOD COMMUTER LINKS

COUNCIL TAX BAND A

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Offered with no upward chain. Great first time buy or investment opportunity, three bedroom end terraced house situated in the centre of Melton Mowbray within walking distance of the train station and amenities.

The accommodation on offer comprises; lounge, dining room, kitchen and shower room to the ground floor and three good sized bedrooms to the first floor. Outside the property benefits from a low maintenance rear garden.

**LOUNGE** 11' 2" x 11' 5" (3.41m x 3.49m) Front door into the lounge having a window to the front aspect, radiator, original open fireplace with decorative tiling, fitted cupboard, carpet flooring and a glazed door to the dining room.

**DINING ROOM** 11' 2" x 11' 10" (3.41m x 3.63m) Having a window to the rear aspect, radiator, fitted cupboard with shelving, door to the stair case, under stairs storage cupboard, laminate wood flooring and glazed door to the kitchen.

**KITCHEN** 6' 4" x 9' 8" (1.95m x 2.96m) Fitted with a range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, plumbing for a washing machine and space for an under counter fridge and housing for a fridge freezer. Integrated oven and grill, electric hob with extractor hood over. Window and external door to the garden, tiled flooring and door to the shower room.

**SHOWER ROOM** 6' 7" x 5' 4" (2.03m x 1.65m) Comprising of a shower cubicle, vanity unit wash hand basin and a low flush WC. Obscure glazed window, radiator and tiled walls and flooring.

**LANDING** Taking the stairs from the dining room to the first floor landing having doors off to;

**MAIN BEDROOM** 11' 3" x 11' 9" (3.43m x 3.6m) Having a window to the front aspect, radiator, original cast iron fireplace and and carpet flooring.

**BEDROOM TWO** 8' 5" x 11' 11" (2.57m x 3.64m) Having a window to the rear aspect, radiator, original cast iron fireplace, over stair storage cupboard, boiler and carpet flooring.

**BEDROOM THREE** 6' 5" x 9' 9" (1.98m x 2.98m) Having a window to the front aspect, radiator and and carpet flooring.

**REAR GARDEN** Hard landscaped for easy maintenance primarily paved with flower and shrub borders to the side, garden shed with brick walling and wood panel fencing to 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.

**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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	

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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.