



DUKE STREET, MELTON MOWBRAY

Asking Price Of £169,950

Two Bedrooms

Freehold



CUL-DE-SAC POSITION

GREAT FIRST TIME BUY

INVESTMENT OPPORTUNITY

LOCAL AMENITIES NEARBY

TWO OFF ROAD PARKING SPACES

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH-EAST SIDE OF MELTON

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Great first time buyer opportunity, two bedroom modern mid-terrace house situated in a cul-de-sac to the north-east side of Melton Mowbray. Close to local schools, amenities and the town centre.

The accommodation on offer comprises of; entrance hall, lounge and kitchen diner to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from two allocated parking spaces and a low maintenance rear garden.



ENTRANCE HALL Front door into the entrance hall having stairs rising to the first floor landing and door through to the lounge.

LOUNGE 9' 8" x 13' 8" (2.95m x 4.17m) Having a window to the front aspect, radiator, wall mounted electric fire, laminate wood flooring and door through to the kitchen diner.

KITCHEN/DINER 12' 7" x 8' 7" (3.85m x 2.64m) 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. Integrated oven and gas hob with extractor hood over. Window and external door to the rear garden, ample room for a dining table, large under stairs storage cupboard and vinyl flooring.

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

MAIN BEDROOM 12' 0" x 9' 4" (3.68m x 2.85m) Having a window to the front aspect, radiator, over stairs storage cupboard, TV and telephone points and carpet flooring.

BEDROOM TWO 6' 10" x 6' 10" (2.10m x 2.09m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 7' 5" x 5' 4" (2.28m x 1.65m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled splash areas and vinyl wood flooring.

FRONT ASPECT To the right of the property there are two allocated car parking spaces. Paved pathway to the front door with gravel beds to the side.

REAR GARDEN Hard landscaped for easy maintenance having a small patio area adjacent to the house, garden tap, steps up to gravel area with small shrubs to the borders, garden shed and a further paved seating area to the top of 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.

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

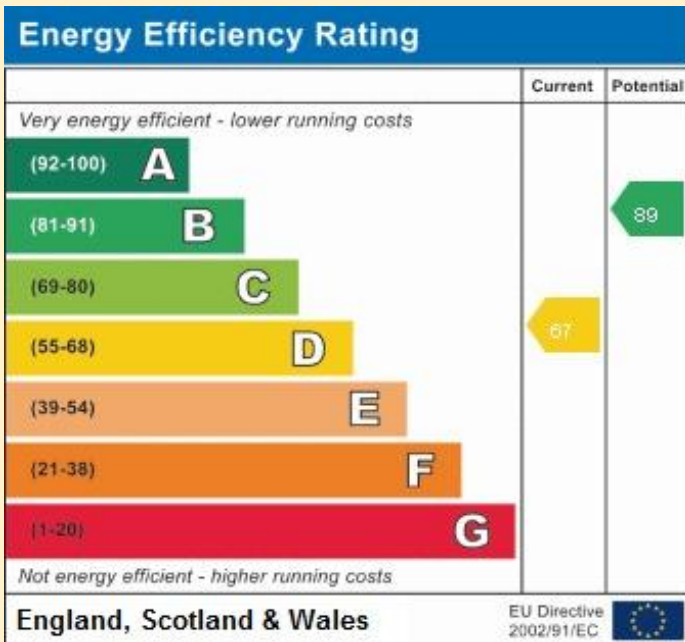


First Floor



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

Plan produced using PlanUp.



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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.