



Clover Drive, Melton Mowbray  
£225,000 (Guide Price)



Guide Price: £225,000 - £250,000.

This three-bedroom link-detached family home sits on a generous plot on a quiet cul-de-sac overlooking a wildlife area. Externally there is parking for several vehicles. Located on the South side of Melton Mowbray, this home offers generous living accommodation on a wonderful plot with easy access to local schooling and shops. The property provides an entrance hall, living room, a kitchen/diner and conservatory to the ground floor. The first floor offers three bedrooms and a family bathroom.

Tenure: Freehold.

All mains' services

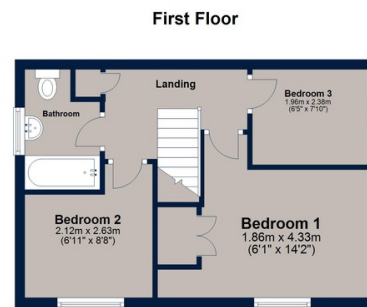
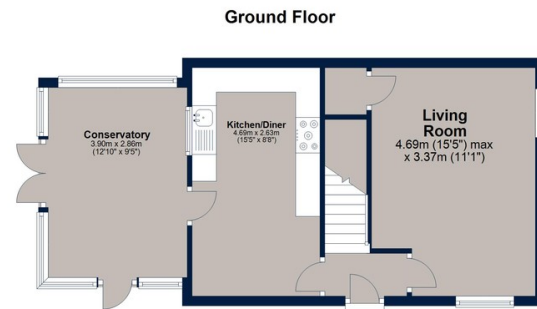
Council Tax Band: C

EPC Rating: D





# Clover Drive, Melton Mowbray



Total area: approx. 77.6 sq. metres (835.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are 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/tenants are advised to recheck the measurements