

# Hancock

33 BELVOIR STREET, MELTON MOWBRAY, LE13 1QA

£185,000





### **SUMMARY**

Hancock are pleased to introduce to the market this 3 bedroom mid-terraced period property positioned within close proximity to the town centre and primary school. Offered with no upward chain, the property comprises of lounge, dining room, kitchen, bathroom, 3 bedrooms, gas central heating, UPVC double glazing and generous rear garden. Viewing is advised to be full appreciated. Call 01664 563481 to arrange.

### **LOUNGE**

10' 10" x 10' 04" (3.3m x 3.15m) Offering laminate flooring, radiator, feature fireplace tile hearth and wood surround, TV connectivity and UPVC double glazed window.

### **DINING ROOM**

10' 02" x 10' 10" (3.1m x 3.3m) This benefits from lino flooring, radiator and access through into the kitchen, rear garden and stairs leading to the first floor.

### **KITCHEN**

10' 00" x 5' 04" (3.05m x 1.63m) The kitchen provides wall and base units with worktop over, space and plumbing for a gas oven & hob unit, stainless steel one and a half sink and drainer unit with mixer tap, tiled splashbacks, space for a fridge/freezer unit, lino flooring and UPVC double glazed window.

### **SHOWER ROOM**

8' 01" x 4' 09" (2.46m x 1.45m) The modern shower room provides a wall in shower unit, low level flush WC, wash hand basin with mixer tap and vanity unit, chrome heated towel rail, tile splashbacks, storage cupboard including a wall mounted baxi combination boiler unit

### **BEDROOM ONE**



10' 03" x 12' 07" (3.12m x 3.84m) The primary bedroom offers carpet flooring, radiator and UPVC double glazed window.

### **BEDROOM TWO**

12' 06" x 7' 03" (3.81m x 2.21m) The second bedroom has carpet flooring, radiator and UPVC double glazed window.

### **BEDROOM THREE**

11' 09" x 11' 09" (3.58m x 3.58m) The third and final is located within a loft conversion. This provides carpet flooring, radiator and Vulex roof window.

### **OUTSIDE**

To the rear of the property there a generous garden space offers mature hedges, gravel areas, pathway leading to an entertaining area at the end. There is also a side passage way providing access to the front of the property.

### **FREE VALUATION**

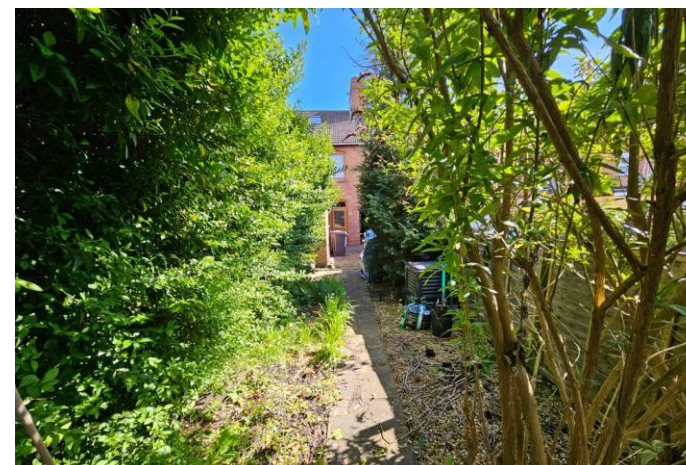
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Hancocks to arrange a convenient appointment on Tel: 01664 563481

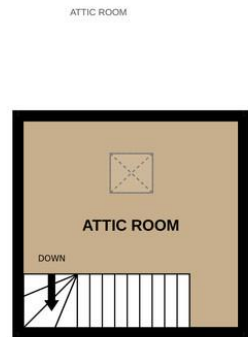
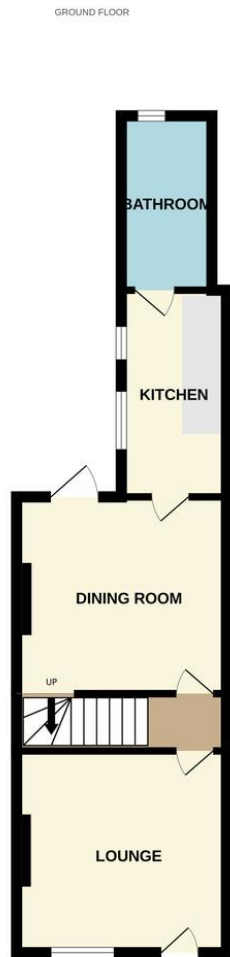
### **REFERRAL FEES**

We believe you may benefit from using the services of one of our recommended solicitors or our sister company Oaktree Mortgages Ltd who are independent mortgage brokers. We recommend sellers and/or potential buyers use these services and should you decide to use their services you should know that we would expect to receive a referral fee of £100 plus vat from the solicitor and nil referral fee from Oaktree Mortgages for recommending you to them. Please note that the solicitor's referral fee comes out of their normal charges and there is no additional cost to you i.e. the



cost of their services would be the same if you approach them directly or as a result of our recommendation. You are not under any obligation to use the services of any of the recommended providers.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold

Local Authority:

Council Tax Band: Band

Property Directions:

**Hancock**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. The services systems and appliances shown in these particulars have not been tested and have no guarantee as to their operability or efficiency. All measurements are approximate 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 are advised to recheck the measurements.

Once an offer has been agreed, if we obtain a quotation for solicitor services for you, we will receive a referral payment from the solicitor of £100 + VAT. This does not get added onto your quote nor is this reflected in the quote. This will be paid directly from the solicitor.