



## BRITISH SCHOOL GARDENS, MELTON

MOWBRAY

Asking Price Of £165,000

Two Bedrooms



END TERRACE HOUSE

CHAIN FREE

WALLED GARDENS

DOWNSTAIRS SHOWER ROOM

INVESTMENT OPPORTUNITY

GREAT FIRST TIME BUY

BRICK OUTBUILDING

TOWN CENTRE LOCATION

COUNCIL TAX BAND A

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**\*\*OFFERED WITH NO UPWARD CHAIN \*\*** Great opportunity for the first time buyer or investor, two bedroom end terrace house situated in the centre of Melton Mowbray.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen, utility room and shower room to the ground floor and two bedrooms and a cot/dressing room to the first floor. Outside the property benefits from a good sized garden to the front, outbuilding and a courtyard garden to the rear.

**ENTRANCE HALL** Part glazed door into the entrance hall having stairs rising to the first floor landing, doors off to lounge and dining room.

**LOUNGE** 11' 11" x 13' 6" (3.65m x 4.13m) Having a window overlooking the front garden, radiator, fireplace with electric fire, fitted cupboards to the alcoves and carpet flooring.

**DINING ROOM** 13' 6" x 12' 4" (4.14m x 3.78m) Having a window to the rear courtyard, radiator, under stairs storage cupboard, wall mounted gas fire and carpet flooring.

**KITCHEN** 8' 9" x 6' 10" (2.69m x 2.10m) Fitted with a good range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, gas hob with extractor over and an electric oven. Window to the side aspect, vinyl flooring and door to the utility room.

**UTILITY ROOM** 3' 6" x 6' 3" (1.08m x 1.93m) Having a work surface with space and plumbing under for a washing machine and space above for a tumble dryer, external door to the court yard and door to the shower room.

**SHOWER ROOM** 5' 7" x 7' 5" (1.72m x 2.28m) Comprising of a corner shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with doors off to;

**BEDROOM ONE** 13' 6" x 11' 11" (4.13m x 3.64m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM TWO** 11' 10" x 13' 6" (3.63m x 4.13m)

Another good sized double room having a window to the rear aspect, radiator, over stairs storage cupboard, carpet flooring and a door to the cot/dressing room.

**COT/DRESSING ROOM** 6' 11" x 8' 11" (2.12m x 2.73m)

This room could serve a multiple of uses, having a window to the rear aspect, radiator and carpet flooring.

**FRONT GARDEN** Landscaped for easy maintenance, having block paving adjacent to the house, gravel bed with flower and shrub borders.

**COURTYARD** Walled courtyard with a gate to the rear and a brick outbuilding.

**OUTBUILDING** 5' 7" x 6' 0" (1.72m x 1.85m) Handy storage with power and lighting connected.

**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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 81                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &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.