



Victoria Street, Melton Mowbray  
Guide Price £160,000-£170,000



An ideal first-time buyer or investment property, offering three bedrooms and two bathrooms on the South side of Melton Mowbray. Externally there is a South facing courtyard. This Victorian Semi-Detached home benefits from a recently installed Baxi Boiler with a 10-year guarantee, recently replaced kitchen and shower in bathroom and new windows fitted in 2018. The property provides a living room with a bay window and feature fireplace, a dining room - also with a feature fireplace and a kitchen with windows to the side and rear aspect. The first floor offers two bedrooms and a family bathroom, and the second floor is home to another bedroom with an ensuite bathroom. Outside is a low maintenance, south facing rear garden.

Tenure: Freehold.

All mains' services

Council Tax Band A

EPC Rating: E

LIVING ROOM 3.60m x 3.40m (11'10" x 11'2")

DINING ROOM 3.45m x 3.65m (11'4" x 12')

KITCHEN 4.26m x 2.05m (13'11" x 6'9")

BEDROOM ONE 3.40m x 3.65m (11'2" x 12')

BEDROOM TWO 2.44m x 3.65m (8' x 12')

BEDROOM THREE 2.48m x 2.75m (8'2" x 9')

BATHROOM 2.69m x 2.05m (8'10" x 6'9")





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Total area: approx. 85.6 sq. metres (921.2 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.



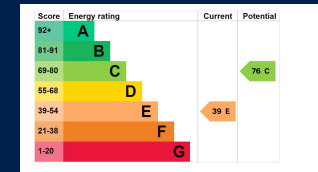
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements

