



JARVIS DRIVE, MELTON MOWBRAY

Asking Price Of £225,000

Three Bedrooms

Freehold



MID-TERRACE HOUSE

NEW WINDOWS

LARGE GARDEN

LOCAL SCHOOLS NEARBY

REFURBISHED THROUGHOUT

OWNED SOLAR PANELS

CLOSE TO LOCAL AMENITIES

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Refurbished throughout to a high standard including new windows and owned solar panels. Three bedroom mid-terraced house situated to the west side of Melton Mowbray within close proximity to local amenities and schools with easy access to the A46, Leicester, Nottingham and Newark.

The accommodation on offer comprises; entrance hall, lounge kitchen diner and utility area to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from a small front garden and a large rear garden with a decked seating area.



ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor landing, under stairs storage cupboard, radiator and laminate wood flooring.

LOUNGE 13' 6" x 12' 11" (4.14m x 3.96m) Having a triple glazed window to the front aspect with fitted blinds, radiator and laminate wood flooring.

KITCHEN/DINER 8' 0" x 14' 4" (2.46m x 4.38m) Fitted with a modern range of wall, base and drawer units with work surfaces over, ceramic sink and drainer with flexi hose mixer tap over and tiled splash backs. Integrated appliances comprise of an AEG dishwasher, Indesit electric oven, AEG induction hob and extractor. Triple glazed window over looking the rear garden with fitted blinds, ample room for a dining table, radiator, LED lighting, Ideal combi boiler and laminate wood flooring.

UTILITY ROOM 8' 2" x 5' 1" (2.5m x 1.55m) Having a base unit with stainless steel sink and drainer, space and plumbing for a washing machine, space for a fridge freezer, built-in storage cupboard, laminate wood flooring, triple glazed window and external door to the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor landing, hatch to the part boarded loft space, airing cupboard, carpet flooring and doors off to;

BEDROOM ONE 12' 3" x 10' 9" (3.75m x 3.3m) Having a triple glazed window to the front aspect, radiator, USB Wifi boosting sockets, in-built wardrobe and carpet flooring.

BEDROOM TWO 12' 9" x 8' 6" (3.9m x 2.6m) Having a triple glazed window to the rear aspect, radiator, USB Wifi boosting sockets, in-built wardrobe and carpet flooring.

BEDROOM THREE 9' 4" x 8' 8" (2.85m x 2.65m) Having a triple glazed window to the front aspect, radiator, USB Wifi boosting sockets, over stairs cupboard and carpet flooring.

BATHROOM 5' 6" x 6' 8" (1.7m x 2.05m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls, LED lighting and cushioned vinyl flooring.

FRONT GARDEN Dwarf wall and gate to the front with gravel beds planted with mature shrubs and pathway to the front door.

REAR GARDEN Large private garden having an enclosed decked seating area adjacent to the house, garden taps, brick outbuildings for storage, gate to the lawned area with mature trees, courtesy lighting and wood panel fencing to the boundary.

SOLAR PANELS The solar panels on this property are owned. Please ask for further details.

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.

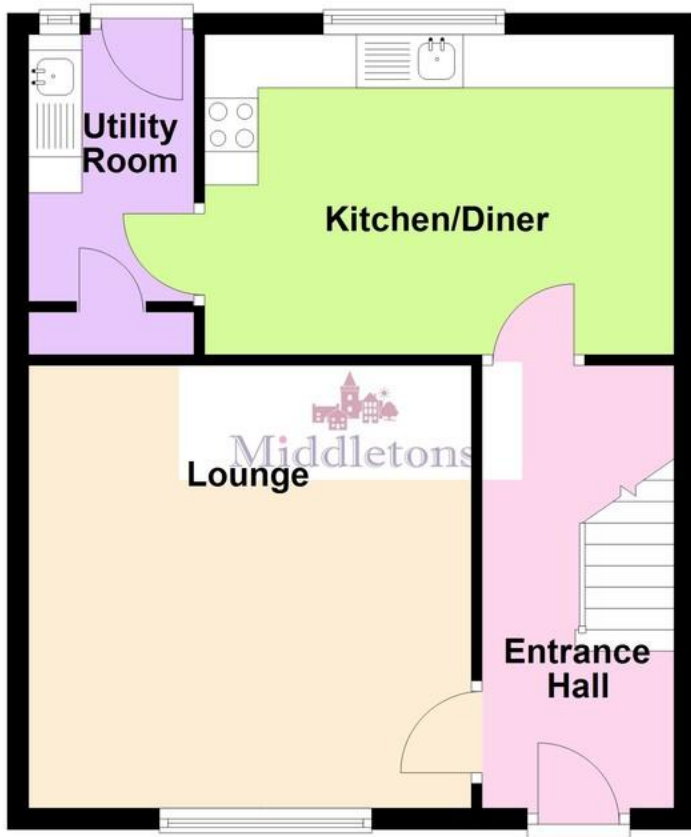
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



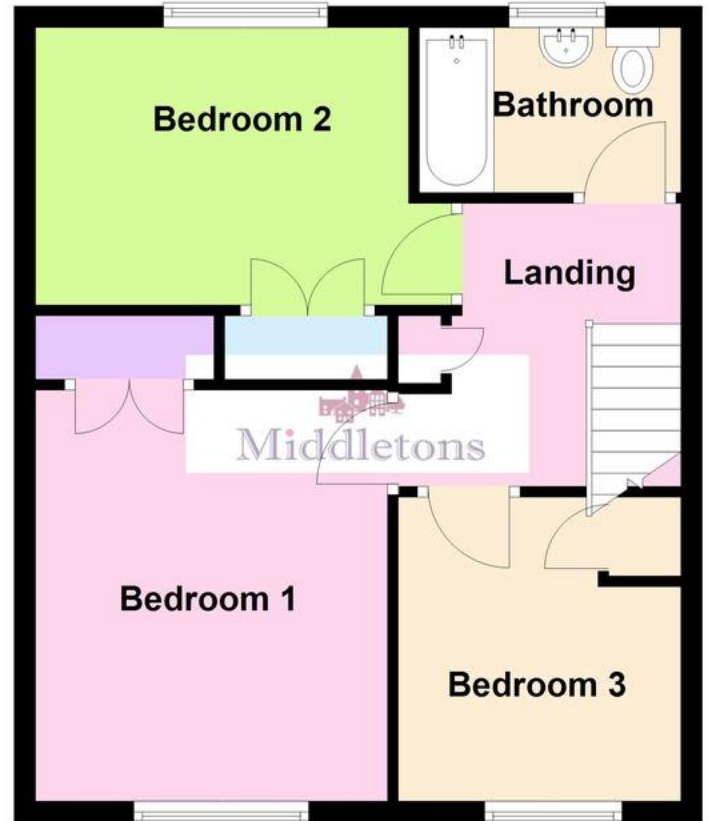




Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.