



Firdale, Somerby
Offers Over £235,000



This three-bedroom, semi-detached home sits on an attractive plot on the outskirts of this well sought after village. In need of modernisation throughout and has the scope to extend and add off road parking (Subject to planning permission).

The property is set back from the road in a Cul de sac location, with garden to three sides. The ground floor comprises an entrance hallway, kitchen, living room with fireplace and separate dining room.

Stairs to the first-floor landing offers access to two double bedrooms and one single. To complete this floor is a bathroom.

The garden wraps around the house to three sides and is fully enclosed and mainly laid to lawn. Available for sale with NO forward Chain.

TENUE: Freehold

Electric and Water

EPC: E

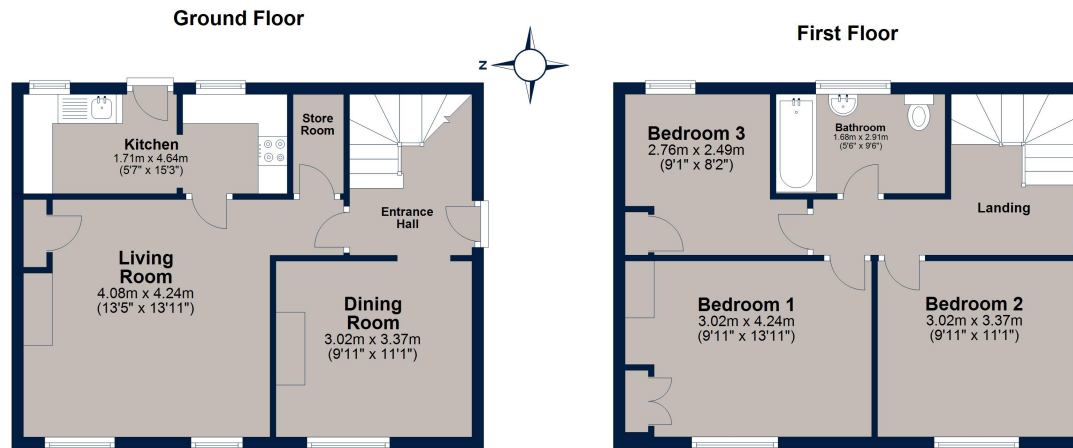
COUNCIL TAX: B





Firdale, Somerby

Somerby is a popular village between Oakham and Melton Mowbray with a thriving community. Facilities include a primary school, post office/village shop, a village hall, public house bustling allotments, Doctor Surgery and a riding school. The nearby towns of Oakham and Melton Mowbray also provide excellent amenities.



Total area: approx. 91.1 sq. metres (980.6 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		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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