



BAYSWATER ROAD, MELTON MOWBRAY

Asking Price Of £165,000

Two Bedrooms

Freehold



MID-TERRACED HOUSE

CHAIN FREE

LOW MAINTENANCE REAR GARDEN

LOCAL AMENITIES NEARBY

INVESTMENT OPPORTUNITY

DOWNSTAIRS WC/UTILITY

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com





Offered with no upward chain this two bedroom Edwardian mid-terraced house situated to the North side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation on offer comprises; lounge, dining room, kitchen and WC/ utility room to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from a low maintenance walled courtyard garden to the rear.

LOUNGE 11' 8" x 11' 4" (3.58m x 3.46m) Having an external door and window to the front aspect, radiator, feature exposed brick open fireplace, carpet flooring and door through to the dining room.

DINING ROOM 12' 3" x 11' 8" (3.75m x 3.56m) Having a window to the rear aspect, radiator, original cast iron fireplace, quarry tiled floor, archway to the kitchen, under stairs storage cupboard and access to the stairs.

KITCHEN 9' 9" x 6' 5" (2.99m x 1.98m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, freestanding cooker with extractor over. Window to the side aspect, space for a fridge-freezer, vinyl flooring and door to the utility/WC.

UTILITY ROOM/WC 6' 7" x 4' 11" (2.02m x 1.51m) Comprising of a low flush WC and wash hand basin. Window to the side aspect, work surface, tiled walls and vinyl flooring.

LANDING Taking the stairs to the first floor with doors off to;

BEDROOM ONE 11' 8" x 11' 3" (3.58m x 3.45m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 8' 9" x 12' 4" (2.69m x 3.76m) Having a window to the rear aspect, radiator, over stairs cupboard and carpet flooring.

BATHROOM 6' 5" x 9' 4" (1.98m x 2.86m) Fitted with a panel bath with shower riser over and glazed shower screen, close coupled WC and a pedestal wash hand basin. Obscure glazed window, airing cupboard housing the Worcester boiler, radiator and laminate wood flooring.

REAR GARDEN A well-proportioned, low-maintenance courtyard garden is enclosed by brick walls and features gated access to the rear alleyway. It includes courtesy lighting and a garden shed.

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+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.