



THRUSH CLOSE, MELTON MOWBRAY

Asking Price Of £182,500

Three Bedrooms

Freehold

MID-TERRACED HOUSE

SOLAR PANELS

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL AMENITIES

OFF ROAD PARKING

DOWNSTAIRS WC

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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A fantastic opportunity for the first time buyer to purchase this beautifully presented three bedroom mid-terraced house. Situated on to the south side of Melton Mowbray, within close proximity to local amenities and both primary and high schools.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner and cloakroom to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a low maintenance rear garden.



ENTRANCE HALL Having stairs rising to the first floor, radiator, storage cupboard and doors off to;

CLOAKROOM Comprising of a space saving two in one basin and low flush WC, laminate wood flooring, storage cupboard and an obscure glazed window.

LOUNGE 11' 5" x 11' 11" (3.48m x 3.65m) Having a front facing window with fitted blinds, radiator, feature fireplace with electric fire, TV aerial point and carpet flooring.

KITCHEN/DINER 12' 11" x 17' 7" (3.96m Max x 5.38m Max) Modern open-plan kitchen diner fitted with a range of contemporary wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine. Integrated eye level Beko double oven and grill and a Beko induction hob with extractor hood over. Window and patio doors to the garden, radiator, LED lighting, built-in storage cupboard, TV aerial point and laminate wood flooring.

LANDING Taking the stairs to the first floor landing having an airing cupboard housing the combi boiler, loft hatch and doors off to;

BEDROOM ONE 8' 9" x 15' 2" (2.68m x 4.64m) Generous double room having a front facing window, radiator and carpet flooring.

BEDROOM TWO 11' 4" x 12' 1" (3.46m x 3.69m) Another good sized double having a rear facing window, radiator and carpet flooring.

BEDROOM THREE 8' 8" x 9' 2" (2.65m x 2.8m) Spacious single room or a cozy double, having a front facing window, radiator, over stairs storage cupboard and carpet flooring.

BATHROOM 5' 6" x 8' 5" (1.69m x 2.58m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy with fitted blinds, radiator, tiled walls and flooring.

FRONT ASPECT Having off road parking for two vehicles.

REAR GARDEN A good sized garden being hard landscaped for easy maintenance, a stylish decked seating area provides a great space to entertain. Wood panel fencing to the boundary with gated access to the rear for wheelie bins access, outside tap, storage shed and a further brick-built store.

SOLAR PANELS The solar panels on this property are leased from Ashadegreener. Please ask for further details. Homeowners benefit from the use of the free electricity that the panels generate during daylight hours. The appliances in the home will always use the electricity generated by the panels first (if available) and then if usage in the home exceeds the supply of the panels the supply is topped up from the grid so this causes a clear reduction in the electric bill as they are not using as much electricity from the grid. Depending on how well a customer utilises the free electricity available depends on how much money they can save off their electric bill.

AGENTS NOTE TENURE Freehold. 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.

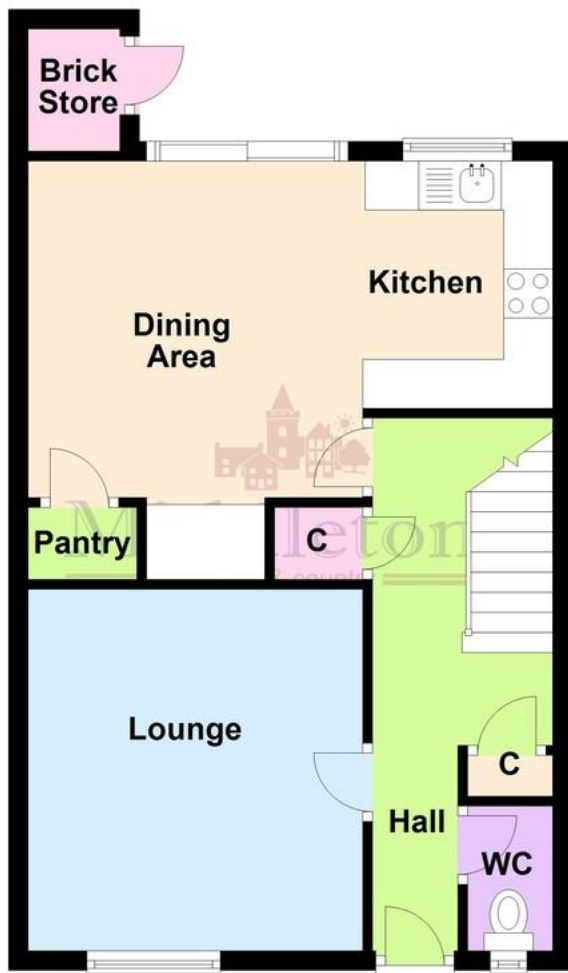
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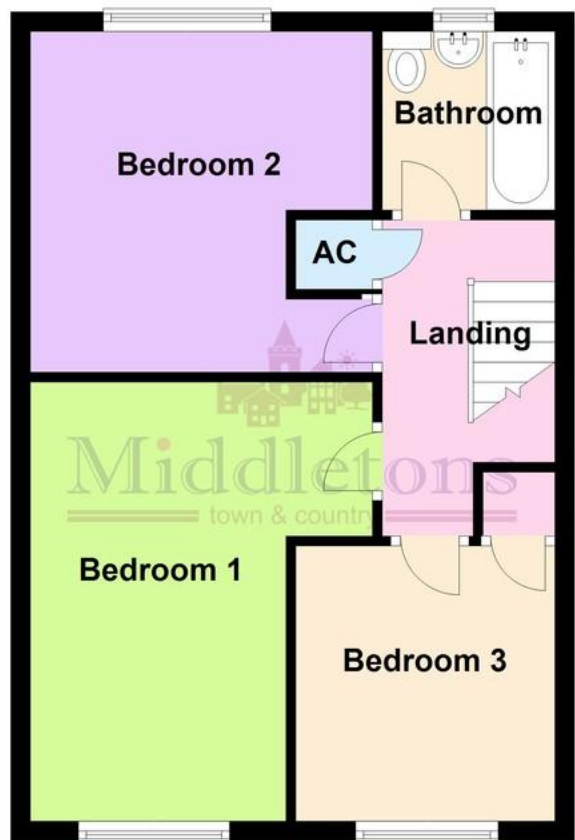




Ground Floor



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		
(69-80) C	82	82
(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 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 are advised to recheck the measurements.