

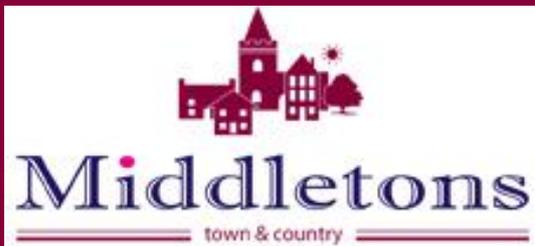


ELMHURST AVENUE, MELTON MOWBRAY

Asking Price Of £205,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

OFF ROAD PARKING

INVESTMENT OPPORTUNITY

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A great opportunity for the first time buyer or investor, offered with no onward chain this three bedroom semi-detached house is situated to the west side of Melton Mowbray. Within close proximity to local amenities, schools and the town centre.

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



ENTRANCE HALL Having stairs rising to the first floor, radiator, laminate wood flooring and a door through to the lounge.

LOUNGE 12' 11" x 12' 2" (3.95m x 3.72m) Having a front facing, walk-in bay window allowing plenty of light to fill the room, radiator, electric fire with hearth, laminate wood flooring and a door through to the kitchen.

KITCHEN/DINER 10' 10" x 11' 7" (3.31m x 3.54m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, integrated electric oven and induction hob with extractor hood over. Window and external door to the garden, ample room for a dining table, radiator, under stairs storage cupboard housing the utility meters and vinyl flooring. Door through to the bathroom.

BATHROOM 6' 9" x 4' 10" (2.08m x 1.49m) Fitted with a panel bath with shower over, mermaid boarding to the walls, pedestal wash hand basin and a heated towel rail. Obscure glazed window for privacy and vinyl flooring.

WC 3' 8" x 4' 11" (1.13m x 1.51m) Comprising of a low flush WC and a cupboard housing the gas meter.

LANDING Taking the stairs to the first floor having carpet flooring, loft access hatch and doors off to;

BEDROOM ONE 12' 9" x 10' 5" (3.91m x 3.19m) Having a front facing window, radiator, built-in double wardrobe and carpet flooring.

BEDROOM TWO 11' 6" x 8' 0" (3.51m x 2.44m) Having a rear facing window of the garden, radiator, airing cupboard housing the central heating boiler and carpet flooring.

BEDROOM THREE 8' 0" x 7' 9" (2.45m x 2.38m) Having a rear facing window of the garden, radiator and carpet flooring.

FRONT ASPECT Having a concrete driveway to the side leading to the garage, small lawn to the front bordered with shrubs and a post and rail fence.

REAR GARDEN A generous rear garden having a raised paved patio adjacent to the property, garden tap, formal lawn with pathway to the side leading to another extensive patio area making the most of the days sun.

UTILITY SHED Having plumbing for a washing machine and space for a tumble dryer.

PHOTOGRAPHY The photographs shown are from when we advertised it to rent. There is a tenant in now but they are due to vacate in March.

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 |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.