

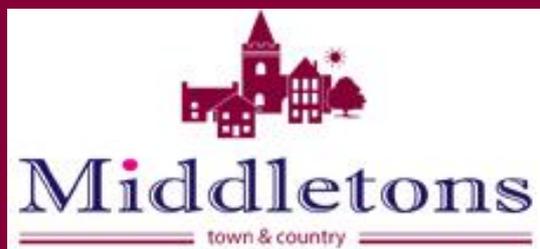


LIMES AVENUE, MELTON MOWBRAY

Asking Price Of £169,950

Two Bedrooms

Freehold



MID-TERRACE HOUSE

CHAIN FREE

COURTYARD GARDEN

CLOSE TO LOCAL AMENITIES

PERIOD CHARACTER

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

**NORTH-EAST SIDE OF MELTON
MOWBRAY**

01664 566258

info@middletons.uk.com





Offered With No Onward Chain. A great opportunity for investors or first-time buyers, this charming two-bedroom period mid-terrace home is ideally positioned within easy walking distance of the town centre, local schools and everyday amenities.

The accommodation on offer comprises; lounge, dining room and kitchen to the ground floor. Two double bedrooms and a large family bathroom to the first floor. Outside the property benefits from a hard landscaped, courtyard garden to the rear with a brick store house.

LOUNGE 11' 2" x 13' 0" (3.42m x 3.97m) Stepping into the property, you are welcomed into the first reception room, featuring a charming walk-in bay window to the front, radiator and TV aerial point. The room retains a wealth of period character, including a beautiful original open fireplace with decorative tiling and mantel shelf, complemented by picture rails and carpet flooring.

DINING ROOM 11' 3" x 12' 1" (3.43m x 3.70m) The second reception room has a rear facing window, radiator, original cast iron open fire and range, original built-in storage cupboards and carpet flooring. Door to the stairs, under stairs storage cupboard and a door through to the kitchen.

KITCHEN 6' 8" x 9' 11" (2.04m x 3.04m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer, space and plumbing for a washing machine. Integrated oven and four ring gas burner with extractor hood over. Large walk-in pantry, wall mounted Baxi boiler, radiator, space for a fridge freezer, vinyl flooring, window and external door to the garden.

LANDING Taking the stairs from the dining room to the first floor landing having a loft hatch and doors off to;

BEDROOM ONE 12' 9" x 11' 2" (3.89m x 3.41m) Having a front facing window, radiator, original cast iron open fireplace and carpet flooring.

BEDROOM TWO 9' 11" x 12' 3" (3.04m x 3.74m) Having a rear facing window, radiator, original cast iron open fireplace and carpet flooring.

BATHROOM 8' 3" x 9' 10" (2.53m x 3.01m) Spacious four piece bathroom comprising a walk-in shower cubicle, low flush WC, pedestal wash hand basin and a panel bath. Obscure glazed window for privacy, radiator and vinyl flooring.

FRONT ASPECT Gated access to the front walled terrace. Shared side access to the rear garden.

COURTYARD GARDEN Hard landscaped for easy maintenance with a central circular patio seating area and brick walling to the boundary and a Brick storehouse.

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.

THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees







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		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.