



WICKLOW AVENUE, MELTON MOWBRAY

Asking Price Of £180,000

Two Bedrooms

Freehold



OFF ROAD PARKING

CLOSE TO LOCAL SHOPS

FLEXIBLE LIVING

TWO BEDROOMS

WET ROOM

REGULAR BUS SERVICE TO THE TOWN

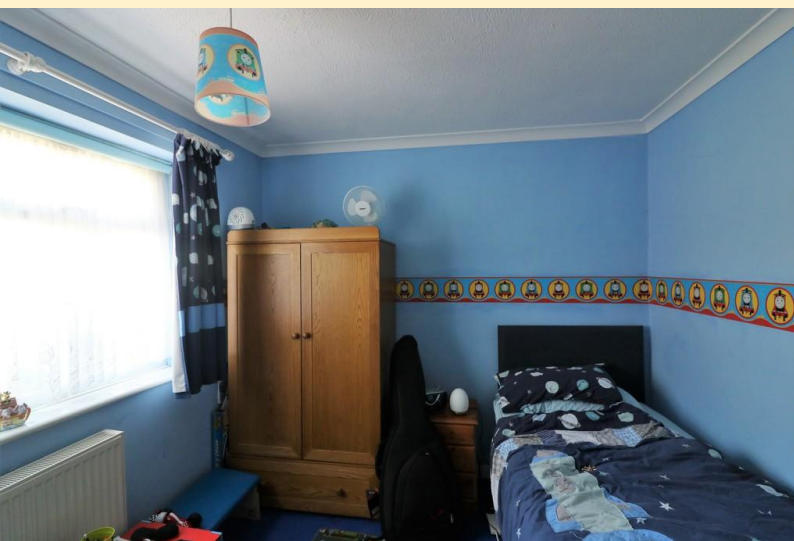
ENCLOSED REAR GARDEN

LARGE LOUNGE

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KITCHEN

Fitted kitchen with a range of wall and base units, integrated electric oven with gas hob, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, tiled floor and splash areas. Double glazed window and upvc door to the side of the property giving access to the rear garden and off road parking.

LOUNGE DINER

Large lounge diner with double glazed window to the front aspect, radiator, wooden fireplace with fan heater and doors leading through to the bedrooms and bathroom.

HALL

Access via a Upvc door into hallway, doors leading into kitchen and lounge.

MASTER BEDROOM

With a double glazed window to the rear aspect, radiator and coving to the ceiling.

BEDROOM TWO

Double bedroom with a double glazed window to the side aspect, radiator and coving to the ceiling.

BATHROOM

Disability adapted wet room comprising of a low flush W/C , walk in shower cubicle and pedestal wash hand basin. Fully tiled walls and a double glazed window to the side aspect.

OUTSIDE

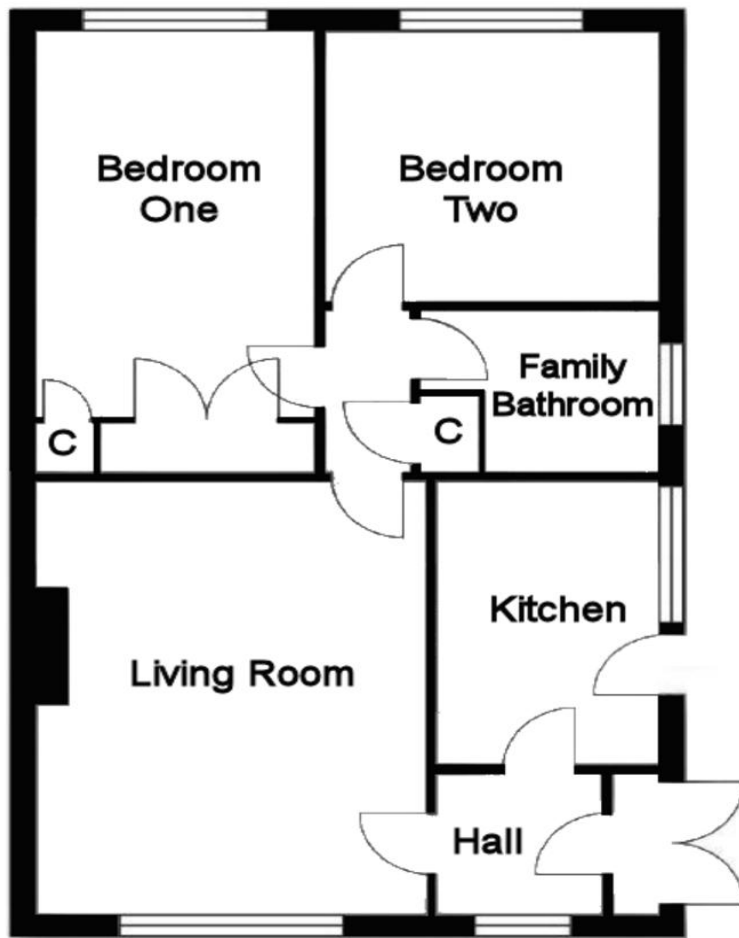
To the front of the property is a small lawn with shrubs, a pathway to the side leads to the off road parking and the gate through to the rear garden

The rear garden is mainly laid to lawn with mature shrubs with steps down to a paved patio area.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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(55-68)	D		
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Not environmentally friendly - higher CO ₂ emissions			
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Find out how much your property is worth by booking a FREE VALUATION

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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.