



AVON ROAD, MELTON MOWBRAY

Offers Over £162,000

Two Bedrooms

Freehold



IDEAL INVESTMENT OPPORTUNITY

ENCLOSED REAR GARDEN

FAMILY BATHROOM

NEW BOILER, SOFFITS AND FASCIAS

GARAGE & PARKING

TWO BEDROOMS

KITCHEN DINER

CLOSE TO SCHOOLS

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A well presented semi detached property situated on the South side of Melton Mowbray with single garage, off road parking for two cars and an enclosed rear garden. The property benefits from a good amount of natural light with windows to three sides.

Internal viewing is a must for this two bedroom semi detached property, with lounge, kitchen diner, family bathroom. Enclosed rear garden and off road parking.



PORCH

Upvc door with meter cupboard housing a new consumer unit. Glazed door leading into lounge.

LOUNGE

14' 0" x 13' 9" (4.270m x 4.202m)

Stone effect fire surround with electric fire. large Upvc window to front elevation, radiator, open tread stairs leading to first floor, Upvc window to side elevation, wall lights and door leading into kitchen diner.

KITCHEN/DINER

13' 11" x 8' 7" (4.248m x 2.630m)

Upvc window to rear elevation, light oak wall and base units space for fridge freezer and space and plumbing for washing machine. Built in electric oven, extractor hood and gas four ring hob. New Worcester combi boiler (April 2019), housed in wall unit. Stainless steel sink with mixer tap, black high gloss work surface. vinyl tile effect flooring, half tiled splash back, spot lighting and radiator. Space for dining table and sliding patio doors leading to garden.

LANDING

Upvc window to side elevation, storage cupboard with shelving, access to loft and doors leading to bedrooms and bathroom.

BEDROOM ONE

13' 11" x 10' 9" (4.255m x 3.299m)

Upvc window to front elevation, double radiator and light oak fitted wardrobes.

BEDROOM TWO

11' 9" x 7' 8" (3.600m x 2.342m)

Upvc window to rear elevation, single radiator and light fitting.

BATHROOM

6' 6" x 5' 11" (1.984m x 1.808m)

Upvc obscure window to rear elevation, bath with Triton electric shower (fitted Oct' 2018) over. Fully tiled to wet areas, low flush WC and wash hand basin. Tile effect vinyl flooring, medicine mirrored cabinet and ladder towel rail.

REAR GARDEN

Leading from dining area, slabbed patio with raised borders. Close board fencing, lawn and gated side access to driveway. Mature tree and hedging allows a good degree of privacy. Side access to single garage.

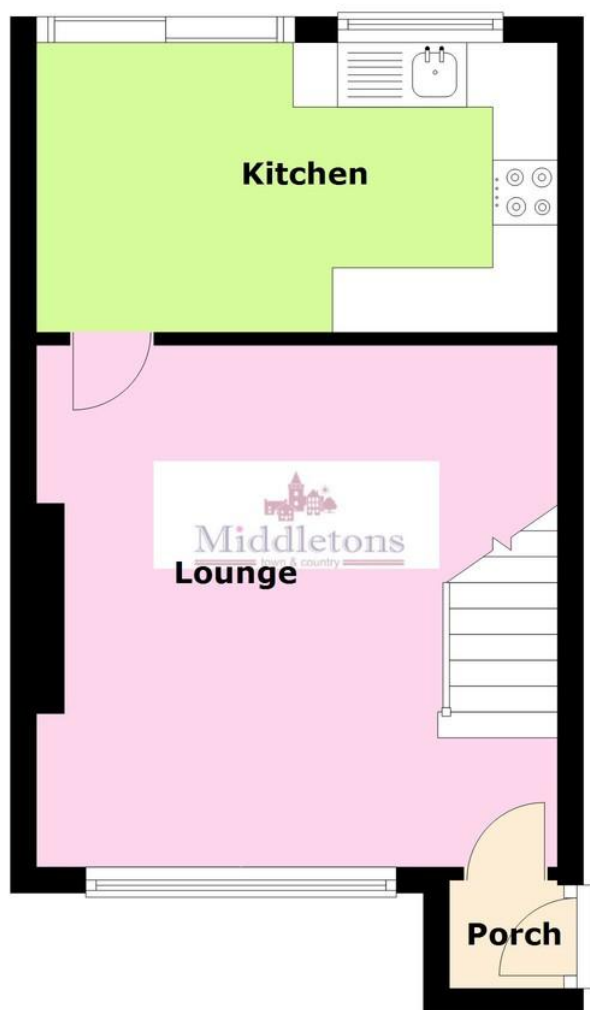
GARAGE & PARKING

Single garage set back from the property with driveway parking for two cars. Power and lighting to the garage.





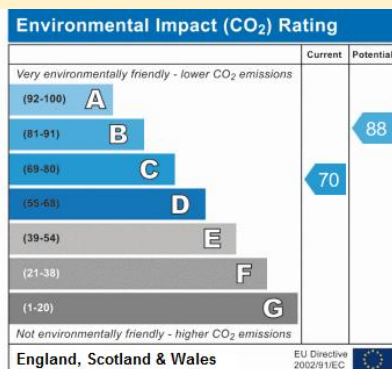
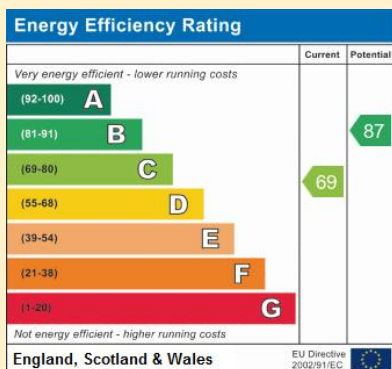
Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.



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