



ASFORDBY ROAD, MELTON MOWBRAY

Asking Price Of £170,000

Four Bedrooms

Freehold



MID-TERRACED HOUSE

CHAIN FREE

RIVERSIDE VIEWS

LOCAL AMENITIES NEARBY

INVESTMENT OPPORTUNITY

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

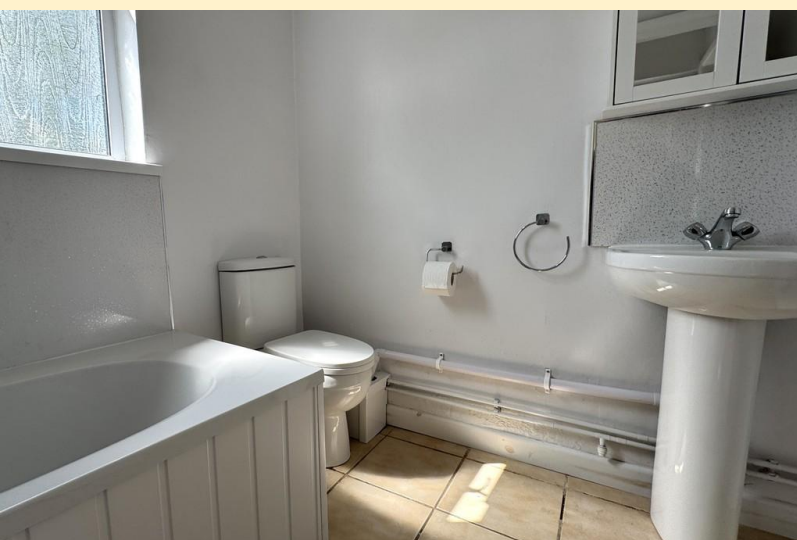
WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Offered with no upward chain making a great investment or first time buyer opportunity. Mid-terraced four bedroom house with views of the River Eye and Egerton park situated to the west side of Melton Mowbray within dose proximity of local amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen and family bathroom to the ground floor. Four good sized bedrooms to the first floor. Outside the property benefits from a good sized south facing rear garden.

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

LOUNGE 13' 3" x 10' 9" (4.05m x 3.28m) Having a bay window to the front aspect, radiator, TV aerial point and carpet flooring.

DINING ROOM 11' 2" x 12' 10" (3.42m x 3.92m) Having a window to the rear aspect, radiator, TV aerial point and carpet flooring.

KITCHEN/BREAKFAST ROOM 8' 4" x 13' 9" (2.55m x 4.20m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, breakfast bar, stainless steel sink and drainer unit, space and plumbing for a washing machine, and space for a dryer or dishwasher, as well as an upright fridge freezer. Integrated electric cooker, electric hob and extractor fan. Window to the side aspect, wall mounted Worcester combi boiler, under stairs storage cupboard, tiled flooring and door to the rear hall.

REAR HALL External door to the south-facing garden and bathroom.

BATHROOM 8' 3" x 6' 4" (2.54m max 1.95m) Comprising of a panel bath with an overhead shower, pedestal wash hand basin, and a low-flush WC. Obscure glazed window, radiator, mermaid boards to the splash areas and tiled flooring.

LANDING Taking the stairs to the first floor landing having doors off to;

BEDROOM ONE 12' 11" x 10' 3" (3.95m x 3.14m) Having a window to the rear aspect with views of Egerton park, new radiator and new carpet flooring.

BEDROOM TWO 10' 2" x 11' 10" (3.1m x 3.63m max) Having a window to the front aspect, new radiator and new carpet flooring.

BEDROOM THREE 6' 8" x 11' 10" (2.04m x 3.61m max) Having a window to the front aspect, new radiator and new carpet flooring.

BEDROOM FOUR 8' 5" x 9' 3" (2.59m x 2.82m) Having a window to the rear aspect with views of Egerton park, new radiator and new carpet flooring.

REAR GARDEN South facing garden which runs down to the river Eye with views over Egerton park. Mainly laid to lawn with paving adjacent to the house and garden tap.

AGENTS NOTE 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.







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		