

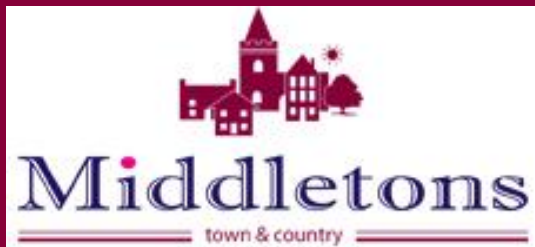


## **QUORN AVENUE, MELTON MOWBRAY**

**Asking Price Of £175,000**

**Two Bedrooms**

**Freehold**



**MID-TERRACE HOUSE**

**PERMIT PARKING**

**COURTYARD GARDEN**

**FIRST TIME BUYER PROPERTY**

**CHAIN FREE**

**TWO DOUBLE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**CENTRAL TO THE TOWN**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**









Beautifully presented, two double bedroom mid-terraced house situated within walking distance of Melton Mowbray town centre.

The accommodation on offer comprises; lounge, dining room and kitchen to the ground floor. Two double bedrooms and a spacious shower room to the first floor. Outside the property benefits from a courtyard garden adjacent to the rear of the house. Permit parking for residents and visitors only.



**LOUNGE** 11' 5" x 14' 2" (3.48m x 4.34m) Having a bay sash window to the front aspect, radiator, feature Oak and exposed brick fire place with a log burning stove, fitted wooden cabinet to the alcove and Kardean flooring.

**DINING ROOM** 11' 5" x 11' 11" (3.5m x 3.65m) Having a window to the rear aspect, radiator, fitted bookcase, fitted full height wood cabinet to the alcove and Kardean flooring. Under-stairs storage cupboard with lighting, wood doors to the staircase and kitchen.

**KITCHEN** 6' 3" x 20' 0" (1.91m x 6.12m) Having dual aspect windows to the side and rear allowing plenty of natural light, the kitchen is fitted with a generous range of wall, base and drawer units topped with work surfaces, tiled splash backs, Belfast sink with mixer tap over, space and plumbing for a washing machine, space for an under counter fridge and space for a Range style oven with extractor hood over. LED lighting, concealed Glow Worm central heating boiler, external door to the garden and tiled flooring.

**LANDING** Taking the stairs to the first floor having wood doors off to;

**BEDROOM ONE** 11' 5" x 11' 6" (3.48m x 3.51m) Having a sash window to the front aspect, radiator and carpet flooring.

**SHOWER ROOM** 6' 5" x 12' 0" (1.96m x 3.68m) Spacious shower room having a large walk-in shower cubicle with shower riser and a fixed waterfall shower head, Imperial pedestal wash hand basin, low flush WC and a heated towel rail. Decorative tiled and wood paneled walls, obscure glazed window and vinyl flooring.

**BEDROOM TWO** 12' 0" x 8' 5" (3.67m x 2.58m) Having a window to the rear aspect, radiator and carpet flooring.

**COURTYARD GARDEN** Tiled courtyard with garden tap and courtesy lighting, log store and timber fencing to the boundary with gated access to the rear pathway.

**PERMIT PARKING** Residents' Permits cost £50 per year for the first permit, Visitors' Permits cost £10 for a book of 10 day tickets.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	57	83
<b>England &amp; Wales</b>	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 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.