



KINGS ROAD, MELTON MOWBRAY

Asking Price Of £160,000

Three Bedrooms

Freehold



MID-TERRACE HOUSE

GREAT FIRST TIME BUY

LOW MAINTENANCE GARDEN

GOOD COMMUTER LINKS

CHAIN FREE

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com





Offered with no upward chain, great investment opportunity or first time buy. Three bedroom mid-terraced house situated within walking distance of local schools and the town centre.

The accommodation on offer comprises; lounge, dining room, kitchen and a newly fitted shower room to the ground floor. Three good sized bedrooms to the first floor. Outside the property benefits from a small walled courtyard to the front and a hard landscaped rear garden.



LOUNGE 12' 11" x 11' 0" (3.95m x 3.36m) Having a bay window with fitted blind to the front aspect, radiator, stone fireplace with gas fire and carpet flooring.

DINING ROOM 11' 11" x 11' 0" (3.64m x 3.36m) Having a window to the rear aspect, radiator, stone fireplace with gas fire, under stairs cupboard, door to the stair case, fitted corner cupboards and door to the kitchen.

KITCHEN 9' 11" x 6' 8" (3.03m x 2.04m) In need of updating, currently having wall and base units topped with work surfaces, stainless steel sink and drainer unit, space for a gas cooker and plumbing for a washing machine. Window to the side aspect, wall mounted Worcester central heating boiler and door through to the rear lobby.

REAR LOBBY Having an external door to the rear garden and a further door to the shower room.

SHOWER ROOM 7' 4" x 5' 5" (2.24m x 1.67m) Comprising of a walk-in shower cubicle, pedestal wash hand basin and a low flush WC. Two obscure glazed windows, radiator, LED lighting, mermaid boards and tiled flooring.

LANDING Taking the stairs to the first floor landing with loft access and doors off to;

BEDROOM ONE 11' 5" x 11' 1" (3.5m x 3.39m) Having a window with fitted blind to the front aspect, radiator and carpet flooring.

BEDROOM TWO 8' 7" x 12' 3" (2.62m x 3.75m) Having a window to the rear aspect, radiator, over stairs storage cupboard and carpet flooring.

BEDROOM THREE 6' 8" x 9' 11" (2.04m x 3.04m) Having a window with fitted blind to the rear aspect, radiator, built-in airing cupboard and carpet flooring.

FRONT ASPECT Having a dwarf wall to the boundary with paving to the front of the house.

REAR GARDEN Hard landscaped for easy maintenance, walled boundary with gated access to the rear.

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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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 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.