



BISHOP STREET, MELTON MOWBRAY

Asking Price Of £160,000

Two Bedrooms

Freehold



MID-TERRACE HOUSE

SPACIOUS ACCOMMODATION

LOW MAINTENANCE GARDEN

GOOD COMMUTER LINKS

CHAIN FREE

TWO DOUBLE BEDROOMS

LOCAL AMENITIES NEARBY

CENTRAL TO THE TOWN

COUNCIL TAX BAND A

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A fantastic opportunity for investors and buyers alike, this two double bedroom mid-terrace home offers excellent potential to create a wonderful family home. Conveniently situated within walking distance of the town centre, local schools and everyday amenities, the property provides spacious accommodation and plenty of scope for modernisation and personalisation.

The accommodation on offer comprises: entrance hall, lounge, dining room, kitchen and shower room to the ground floor. Two generous double bedrooms, one with a walk-in wardrobe and the other having an ensuite shower room. Outside the property benefits from a low maintenance rear garden.



ENTRANCE HALL Having stairs rising to the first floor, radiator and doors off to:

LOUNGE 13' 0" x 13' 0" (3.97m x 3.97m) A well-proportioned lounge enjoys an abundance of natural light from a large front-facing window, fitted with a blind and curtains. A feature fireplace with a gas fire creates a focal point, complemented by a radiator, TV aerial point and carpet flooring.

DINING ROOM 12' 11" x 12' 7" (3.94m x 3.86m) A versatile second reception room enjoys a rear-facing window fitted with a blind and curtains, allowing plenty of natural light to flood the space. A feature fireplace with a gas fire creates a focal point, complemented by a radiator and carpet flooring. A sliding door opens to a generous under-stairs storage cupboard, while a door provides direct access to the kitchen. Offering flexible accommodation, this room is ideal as a formal dining room, sitting room or family room.

KITCHEN 9' 11" x 7' 0" (3.03m x 2.15m) The kitchen is fitted with a range of wall, base and drawer units topped with complementary work surfaces, incorporating a stainless-steel sink and drainer. Included in the sale are a washing machine, tumble dryer and a freestanding cooker with extractor hood over. A window to the side aspect provides natural light, while vinyl flooring and a door leading to the rear lobby complete the space.

REAR LOBBY Providing space for a fridge freezer, this practical area also benefits from an external door opening onto the rear garden and a further door leading to the shower room.

SHOWER ROOM 6' 5" x 5' 2" (1.96m x 1.59m) Comprising a shower cubicle and vanity unit wash hand basin, this practical shower room also benefits from a radiator, vinyl flooring and an obscure glazed window providing natural light and privacy. A door leads through to the separate WC.

W.C. 2' 1" x 5' 0" (0.64m x 1.53m) Low flush w.c.

LANDING Taking the stairs to the first-floor landing, which features a fitted storage unit and access to a substantial loft space. The landing offers ample room to accommodate a staircase leading to a loft conversion, presenting the potential to create two additional bedrooms, subject to the necessary planning permissions and building regulations approval.

BEDROOM ONE 12' 11" x 13' 0" (3.96m x 3.98m) A generous double bedroom featuring a front-facing window fitted with a blind and curtains, radiator and carpet flooring. A door leads through to a useful walk-in wardrobe, complete with a window and fitted shelving, providing excellent storage.

BEDROOM TWO 12' 11" x 14' 7" (3.96m x 4.46m) Another generous double bedroom enjoying a rear-facing window fitted with a blind and curtains, radiator and carpet flooring. A door leads through to the ensuite shower room, while the included wardrobes and drawer units provide excellent storage and are to remain as part of the sale.

SHOWER ROOM 7' 1" x 9' 10" (2.18m x 3.02m) Comprising a corner shower cubicle, pedestal wash hand basin and low flush WC. A useful storage cupboard houses the central heating boiler, which is approximately three years old and benefits from a full service history. Finished with a radiator, tiled flooring and a window fitted with a net curtain for privacy.

REAR GARDEN Designed with ease of maintenance in mind, the rear garden is predominantly paved, providing an ideal space for outdoor seating and entertaining. A gravelled area to the rear is complemented by a planted border, adding colour and interest, while a garden shed provides useful storage. Wood panel fencing encloses the boundaries, creating a secure and private outdoor space.

FRONT ASPECT The property is approached via a shared passage, providing access to the front entrance, with gated access also available to the rear garden for added convenience.

AGENTS NOTE TENURE Freehold. 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.

EPC REPORT TO FOLLOW

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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.