



Property Description

Wright & Wright are pleased to offer for sale this superb two bedroom ground floor flat with off road parking and gardens. uPVC double glazing, gas central heating. Living kitchen, utility, inner hall, two bedrooms, bathroom. Off road parking to front and enclosed garden to rear. No chain.



Living Room/Kitchen 6.29m x 4.36m (20' 8" x 14' 4")

having uPVC double glazed windows and part glazed doors, ceiling light point and several spot lights, central heating radiator, laminate wood flooring, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, electric cooker point with extractor hood.

Inner Hall

having ceiling light point.

Bedroom One 3.63m x 3.60m (11' 11" x 11' 10")

having uPVC double glazed windows to front and side aspect, ceiling light point and central heating radiator.

Bedroom Two 3.95m x 2.88m (13' x 9' 5")

having uPVC double glazed windows to side aspect, ceiling light point and central heating radiator.

Utility Room 2.38m x 1.76m (7' 10" x 5' 9")

having uPVC double glazed window to side aspect, ceiling light point, plumbing for automatic washing machine and heated towel rail.

Bathroom 1.83m x 1.73m (6' x 5' 8")

having uPVC double glazed window to side aspect, ceiling light point, partial tiling to walls, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Outside

having off road parking to front with paved access to enclosed rear low maintenance garden with paving and pea gravel.

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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31, Melton Street
Earl Shilton
LEICESTER
LE9 7FP

Energy rating

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Valid until

5 June 2028

Certificate number

0645-2836-7760-9808-4425

