



Property Description

Wright & Wright are pleased to offer for sale this superb two bedroom first floor flat. uPVC double glazing, gas central heating. Living kitchen, utility cupboard, lower hall, landing, two bedrooms (one of which could be a lounge), bathroom. No chain. Property will be sold with a new lease and a share of the freehold.



Ground floor porch

Having ceiling light point

Hall

Having staircase and radiator

First floor landing

Having ceiling light point, loft access, double storage cupboard with plumbing for automatic washing machine

Dinning Kitchen 4.27m x 4.50m (14' x 14' 9")

Having ceiling light point and three spot lights, radiator, range of matching wall and base units with work surfaces over, electric cooker and hob over, 1 1/4 sink with mixer taps

Bedroom One 3.63m x 3.64m (11' 11" x 11' 11")

Having two Upvc double glazed window to front and side aspect, tv aerial point

Walk in Dressing Room 2.89m x 1.20m (9' 6" x 3' 11")**Bedroom Two** 3.96m x 3.04m (13' x 10')

Having two Upvc windows to side aspect, ceiling light point and radiator

Bathroom 1.90m x 2.49m (6' 3" x 8' 2")

Having ceiling light point, walkin shower, bath Wc and hand basin

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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31a, Melton Street
Earl Shilton
LEICESTER
LE9 7FP

Energy rating

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Valid until

5 April 2028

Certificate number

0451-3863-7223-9528-3745

