







A three bedroom end of terraced property, situated within the desirable town of Melbourne having good access to a range of local amenities and transports link. The property benefits from a complete renovation, generous kitchen diner, three well proportioned bedrooms and a shower room. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Living room

With central heating radiator, window to the front elevation and door leading to:

### Kitchen Diner

With a selection of matching wall and base units, preparation work surface with single sink having mixer tap and drainer, four ring hob, electric oven, integrated fridge, space for washing machine, central heating radiator, redressed spotlighting, double glazed upvc sliding door to the rear elevation and a door leading to the stairs.

### First floor landing

With loft hatch and doors leading off to:

### Master bedroom

With central heating radiator, double glazed upvc window to the rear elevation and a built in storage cupboard.

### Bedroom two

With central heating radiator and a window to the front elevation.

### Bedroom three

With central heating radiator and a double glazed upvc window to the side elevation.

### Shower room

With a three piece suite, pedestal wash hand basin with mixer tap, low level wc, shower cubicle with glass for and gravity shower over, central heating radiator, recessed spotlighting and a double glazed upvc window to the rear elevation.













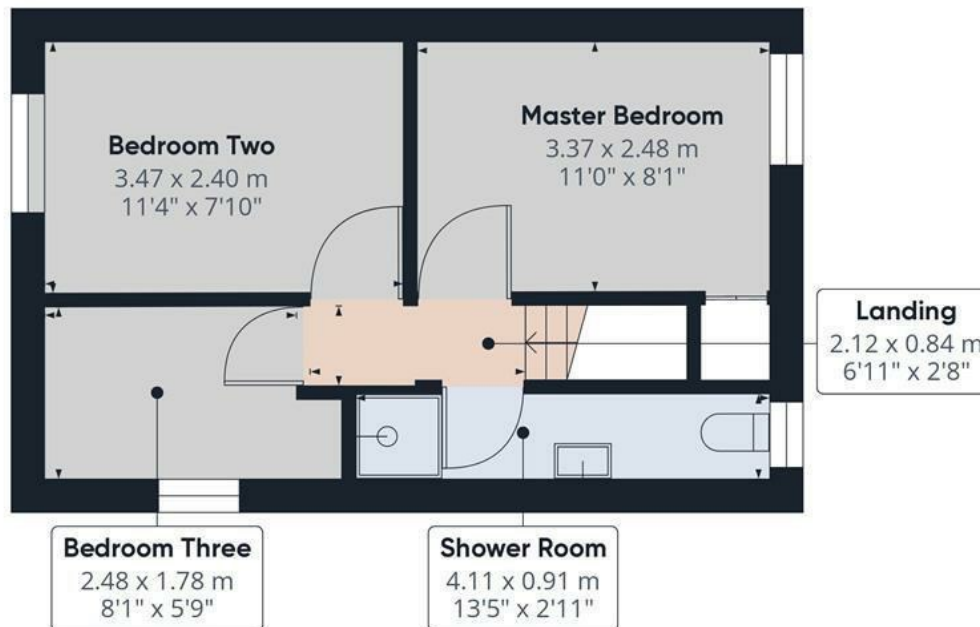








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
59.06 m<sup>2</sup>  
635.7 ft<sup>2</sup>

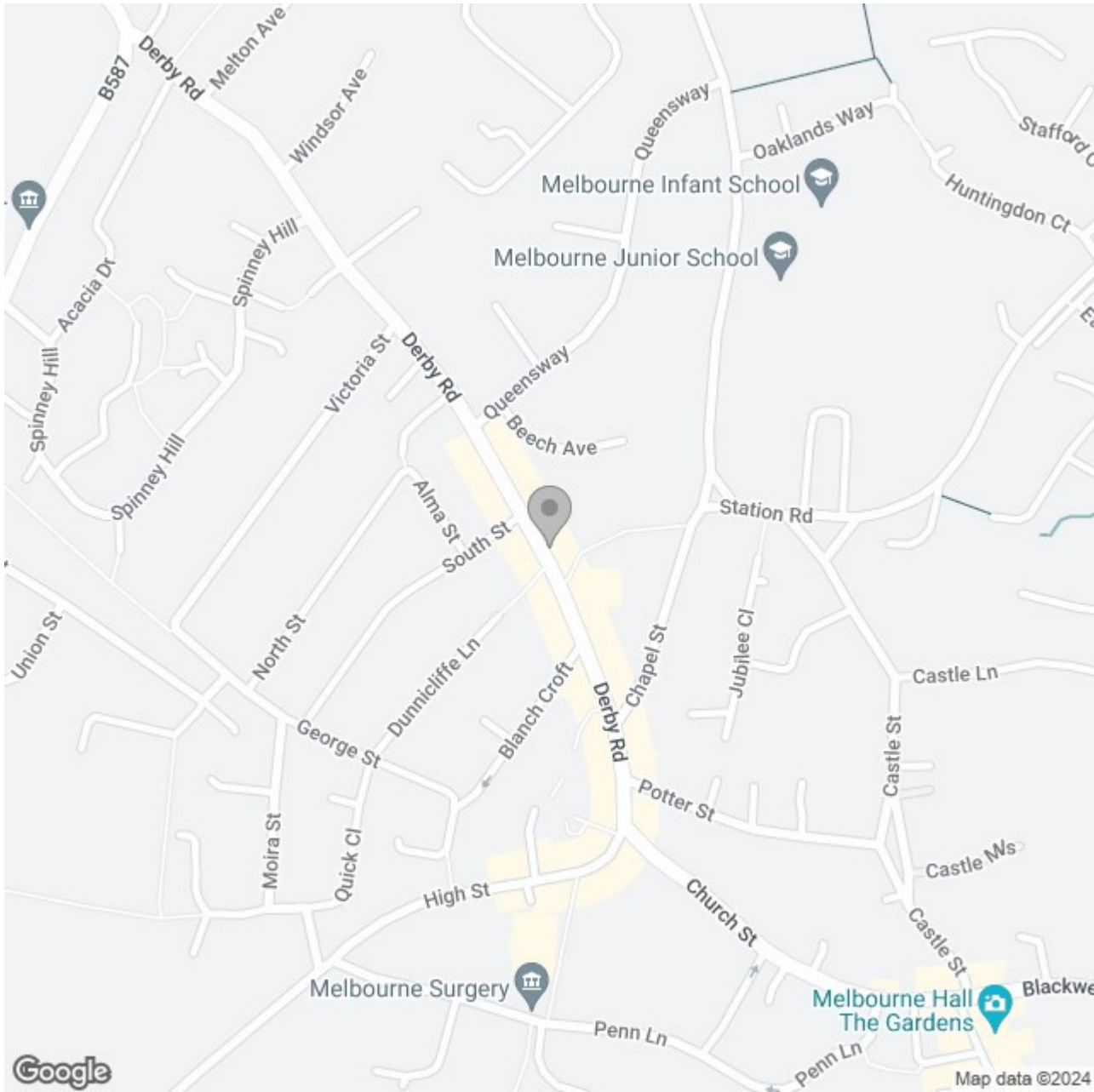
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	