



Melbourne Road

Price Guide £175,000



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Tenure
Freehold

Accommodation Details:

A two bedroom end-terraced cottage with charming features and on street parking.

Living / Dining Room

15'5" x 11'9" (4.70m x 3.60m)

Located at the front aspect of the property, this is a large room with exposed period style ceiling beams along with a featured electric fireplace with a dark wooden surround. This room has been neutrally decorated with laminate flooring. You'll also find; a window to the front along with the side, a front door allowing access into the property, a radiator and another door leading into the hallway.

Kitchen

11'1" x 12'9" (3.40m x 3.90m)

Leading from the hallway, you have access into your spacious kitchen which has dark wooden units and granite effect worktop along with a black tiled splashback. There is a four ring gas cooker with extractor hood above. You'll also find; a stainless steel sink with drainer, a smoke alarm, two undercounter spaces for two utility appliances, large grey tiles to the flooring and a UPVC window to the rear.

Hallway

There is another entrance into the property via the side which then leads you into the hallway. There is a door leading you to the stairs to the first floor, an opening into the kitchen and a door into the living room.

Stairs and Landing

Leading from the hallway is stairs to the first floor, this space has been carpeted and here you'll find access to the loft and there is a smoke detector.

Loft Space

The loft space has partially been boarded with a pull down ladder and light.

Bedroom One

11'5" x 9'6" (3.50m x 2.90m)

Located to the front aspect of the property is a great size double bedroom with fitted wardrobes. This room has been neutrally decorated with carpets to the flooring and a large window to the front. There is also one radiator.

Bedroom Two

8'6" x 8'2" (2.60m x 2.50m)

This is a cosy double room to the rear aspect of the property providing countryside views in the distance. This room has been decorated in neutral tones with carpet to the flooring. There is one radiator.

Bathroom

6'6" x 11'1" (2.00m x 3.40m)

The family bathroom has a white suite comprising P shaped bath with glass shower screen wall mounted antique style shower, mixer tap to the bath. Part tiled in black ceramic tiles to the bath area. White pedestal sink with matching splash back tiles and a white low-level WC. Airing cupboard with wooden slatted shelves.

Garden & Outside Space

The garden is a good size with a large patio area and turf to the centre.

Please note there is shared access between the property and the neighbour property.

Post Code For Sat Navs

LE67 6NN

Local Authority & Council Tax Band

Band A - North West Leicestershire District Council

Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

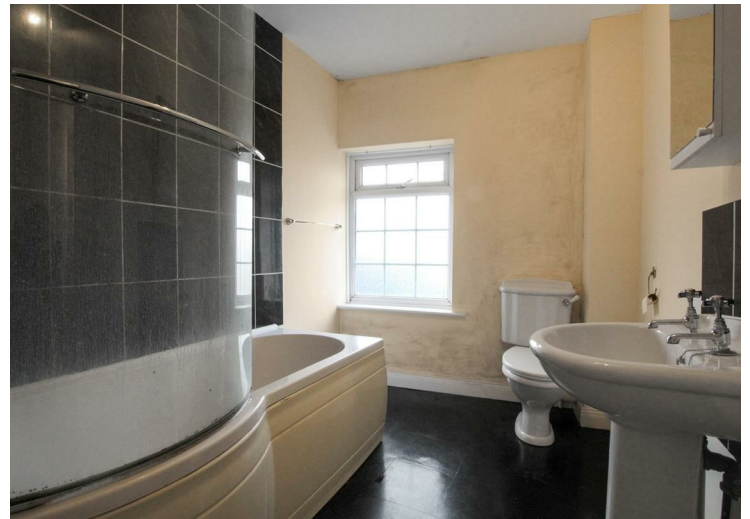
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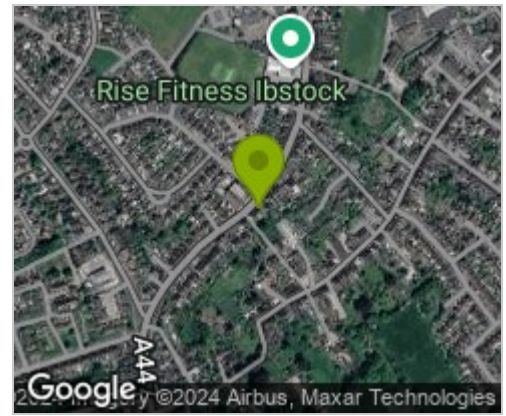
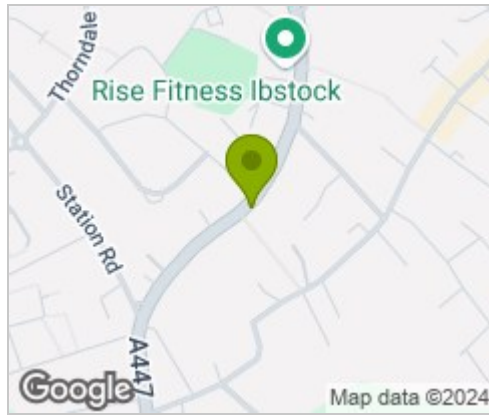
Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

Polite Note:

PLEASE NOTE: Photos from 2020. New photos and virtual viewing coming soon.

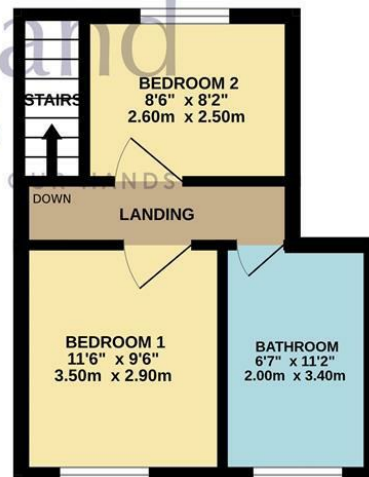




GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: A. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	