



98 Melbourne Road

| LE67 6NN | Offers In The Region Of £175,000

**ROYSTON
& LUND**

- Offers in the Region of £175,000
- Two Double Bedrooms
- Bathroom
- Amenities Nearby
- EPC Rating D
- Mid Terraced House
- Ideal For First Time Buyers
- Good-Sized Rear Garden
- Freehold
- Council Tax Band A





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Royston & Lund are pleased to present this well-presented mid terraced house situated in Ibstock. Ibstock, being a town benefits from local shops and businesses that cater to the daily needs of residents, such as grocery stores, pharmacies, and small retailers.

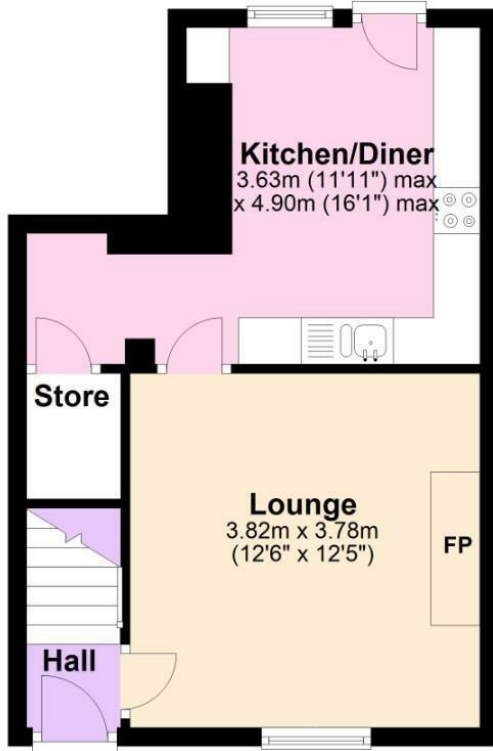
Upon entering the property, you are greeted by a hall which provides access to the accommodation over both floors. The lounge is a nicely-sized room with a front facing window. The kitchen/diner includes a range of units and integrated appliances with access to the rear garden via the back door.

To the first floor, there are two good-sized double bedrooms. The main bedroom includes an over stairs storage cupboard which provides excellent storage. The bedrooms are complemented by a bathroom with a three piece white suite including a bath with an overhead shower, wash basin and a WC.

Outside, the rear garden is a superb size. It includes plants/shrubs, decked area and a well-maintained lawn.

This property is ideal for first time buyers looking to step onto the property ladder.

Ground Floor
Approx. 33.1 sq. metres (356.7 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.7 sq. feet)



Total area: approx. 66.3 sq. metres (713.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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