



North Street, Asfordby Valley  
Offers Over £160,000



Arise first-time buyers, downsizers and investment purchasers - the opportunity to acquire an excellent two double bedded mid-terraced character property situated within a semi-rural location close to Melton Mowbray has arisen.

Built in the 1920s this red-brick home possesses a wealth of character, offering two reception rooms - the front living room benefits from an open fireplace whilst the second reception room provides views of the rear aspect. Access to the first-floor landing is from here. There is a generously sized kitchen benefitting from a number of units and an eight-ring gas hob, plus door access to the rear garden.

To the first floor there are two double bedrooms, bedroom two housing the new combination boiler replaced in August 2023, and family bathroom located at the end of the corridor. Externally the property benefits from a south-facing rear garden enclosed by brick wall and timber panel fencing, an outbuilding benefitting from power and plumbing for washing machine. There is parking outside the property as well as a car park shared by the residents of North Street. The current vendors have loved calling this property their home, and of particular note its character, room sizes and proximity to amenities yet being situated in within a quiet village location.

All mains' services  
Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements