



STAFFORD AVENUE, MELTON MOWBRAY

Asking Price Of £235,000

Three Bedrooms

Freehold



VICTORIAN MID-TERRACE

REAR GARDEN

THREE BEDROOMS

LOCAL AMENITIES NEARBY

GARAGE

PERIOD FEATURES

CLOSE TO LOCAL SCHOOLS

CENTRAL LOCATION

COUNCIL TAX BAND B

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Three bedroom family home having period features throughout. Situated to the North side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Three double bedrooms and a modern family bathroom to the first floor. Outside the property benefits from a good sized rear garden with a garage to the rear.



PROPERTY DESCRIPTION Three bedroom family home having period features throughout. Situated to the North side of Melton Mowbray within close proximity to local schools and the town centre. The accommodation on offer comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Three double bedrooms and a modern family bathroom to the first floor. Outside the property benefits from a good sized rear garden with a garage to the rear.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor landing, radiator, Victorian tiled flooring and doors off to;

LOUNGE 11' 3" x 13' 5" (3.44m x 4.09m) Having a walk-in bay window to the front aspect, radiator, feature open fireplace with a multi-fuel burner, original fitted storage to the alcoves and wood flooring.

DINING ROOM 11' 6" x 11' 11" (3.53m x 3.65m) Having a window looking over the rear garden, radiator, feature fireplace, original fitted storage to the alcove, under stair storage cupboard and wood flooring.

KITCHEN 15' 6" x 8' 11" (4.74m x 2.72m) Fitted with a range of modern wall, base and drawer units, squared edge wooden worksurfaces, tiled splashbacks, stainless steel double sink drainer unit, space and plumbing for a washing machine, integrated oven and electric hob with extractor hood over. Window to the side aspect, French doors to the rear garden, radiator, inset spot lights, space for a breakfast table and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a loft hatch and doors off to;

MASTER BEDROOM 11' 2" x 14' 11" (3.42m x 4.55m) Having a double glazed window to the front aspect, radiator, original cast iron fireplace and carpet flooring.

BEDROOM TWO 12' 0" x 9' 4" (3.67m x 2.86m) Having a window to the rear aspect, radiator, original cast iron

fireplace and carpet flooring.

BEDROOM THREE 9' 0" x 8' 2" (2.75m x 2.5m) Having a window to the rear aspect, original cast iron fireplace, radiator and carpet flooring.

BATHROOM 5' 11" x 6' 9" (1.82m x 2.08m) Fitted with a contemporary white suite comprising of a panel bath with shower riser over, pedestal wash hand basin, close coupled WC and a heated towel rail. Obscure double glazed window, tiled walls and flooring.

OUTSIDE TO THE FRONT Brick wall to the boundary with potted mature shrub beds and a pathway to the front storm porch.

REAR GARDEN Having a paved patio area adjacent to the property and a pathway along the formal lawn to a further paved seating area. Gated access to the rear where you will find the single garage.

GARAGE 8' 5" x 16' 0" (2.57m x 4.88m) Having an up and over door, power and light connected, window to the rear and personnel door to the side.







Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 90.2 sq. metres (970.8 sq. feet)

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

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

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.