



BOYD ROAD, MELTON MOWBRAY

Asking Price Of £212,950

Three Bedrooms

Freehold



MID-TERRACE HOUSE

NHBC WARRANTY

ALLOCATED PARKING SPACES

LOCAL SCHOOLS NEARBY

AFFORDABLE HOUSING SCHEME

DOWNSTAIRS WC

ENCLOSED REAR GARDEN

**NORTH-WEST SIDE OF MELTON
MOWBRAY**

01664 566258

info@middletons.uk.com





A great opportunity to get on the housing ladder with this three bedroom mid-terraced house situated to the north-west side of Melton Mowbray. Built by Davidsons homes in 2020 and still under NHBC warranty with the added benefit of the low cost housing scheme which offers the property at only 80% of its actual market value.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, kitchen diner to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefit's from two allocated parking spaces and a rear garden.

ENTRANCE HALL Having stairs rising to the first floor landing, laminate flooring and door through to the lounge.

LOUNGE 11' 11" x 15' 1" (3.65m x 4.62m) Nicely proportioned room having a window to the front aspect, radiator, carpet flooring, door to the WC and to the kitchen diner.

CLOAKROOM Comprising of a low flush WC, wall mounted wash hand basin with tiled splash back, radiator and laminate wood flooring.

KITCHEN/DINER 15' 1" x 11' 9" (4.62m x 3.6 narr to 2.65m) Fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, space for a washing machine and a freestanding freezer. Integrated appliances to include; dishwasher, microwave, electric oven and a gas hob with extractor hood over. Cupboard concealing the central heating boiler. The dining area has French doors with side windows opening onto the garden, radiator and laminate wood flooring throughout.

LANDING Taking the stairs from the entrance hall to the first floor landing having an airing cupboard, radiator with doors off to;

BEDROOM ONE 13' 2" x 9' 9" (4.03m x 2.98m reducing to 1.80m) Having a window to the rear aspect with fitted blind, radiator, Hammonds fitted wardrobes, TV aerial point and carpet flooring.

BEDROOM TWO 10' 5" x 7' 10" (3.20m x 2.40m) Having a window to the front aspect with fitted blinds, radiator and carpet flooring.

BATHROOM 8' 2" x 9' 2" (2.51m x 2.81m) Comprising of a panel bath, low flush WC, pedestal wash hand basin and a separate walk-in shower cubicle. Tiled splash areas, radiator, extractor fan and tiled flooring.

BEDROOM THREE 7' 0" x 8' 10" (2.14m x 2.71m) Having a window to the front aspect with fitted blinds, radiator and carpet flooring.

FRONT ASPECT Having two allocated parking spaces to the front of the property, paved pathway to the front door with small shrub beds to the side.

REAR GARDEN Having a paved patio area adjacent to the house, garden tap, formal lawn with raised shrub beds to the side, paved pathway to the garden shed and rear gate to the communal passageway leading to the front.

MAINTENANCE CHARGE There is a service charge to maintain the communal areas of £350.00 a year. This information was obtained from the seller.

DO YOU QUALIFY TO BUY THIS PROPERTY? The asking price shown is 20% below the market value.

This property is being sold with a "LOCAL CONNECTION" requirement. We do not make decisions as to who qualifies but the criteria is shown below.

To qualify you should meet one of the following criteria:-

Have been a resident in the Borough of Melton for a period of at least 12 calendar months or at least three out of the last five years

Is permanently employed within the Borough of Melton.

Has at least one member of the household has a close family relative (parent, sibling, child, aunt, uncle, grandparent including half and step) Resident in the Borough of Melton.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

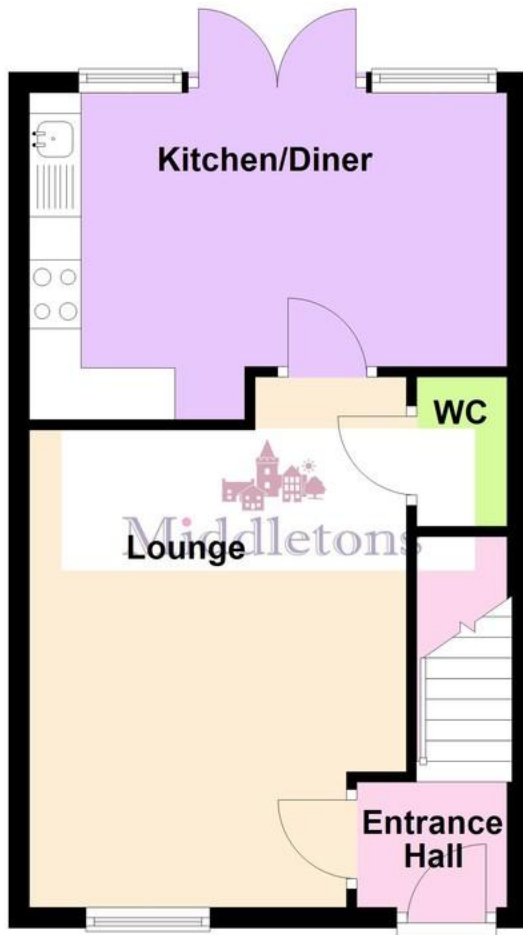
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



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
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.