



EDENDALE ROAD, MELTON MOWBRAY

Asking Price Of £160,000

Three Bedrooms

Freehold



MID-TERRACED HOUSE

DOWNSTAIRS WC

MODERNISATION REQUIRED

LOCAL AMENITIES NEARBY

INVESTMENT OPPORTUNITY

FRONT AND REAR GARDENS

CHAIN FREE

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no upward chain, this three-bedroom mid-terrace house, requiring modernisation throughout, presents a fantastic opportunity for an investment buyer. Located on the south side of Melton Mowbray, it is conveniently close to local amenities, as well as primary and high schools.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen diner and lounge to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from both front and rear gardens.

ENTRANCE HALL Having stairs rising to the first floor, radiator, carpet flooring and doors off to;

CLOAKROOM 2' 8" x 5' 2" (0.83m x 1.58m) Comprising of a low flush WC.

KITCHEN/DINER 16' 3" x 8' 1" (4.97m x 2.47m) The kitchen diner is of a generous size and would be enhanced by new units. It already has plumbing for a washing machine, power for a freestanding cooker, and a wall-mounted central heating boiler. There's a window facing the front, a built-in storage cupboard, sufficient space for a dining table, a radiator, and a combination of vinyl and carpeted flooring.

LOUNGE 17' 5" x 9' 8" (5.33m x 2.95m) The reception room is well-proportioned, featuring patio doors that lead to the rear garden, a radiator, and a stone fireplace with an electric fire. It also includes a TV point and carpeted flooring.

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

BEDROOM ONE 8' 7" x 13' 6" (2.64m x 4.14m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM TWO 8' 7" x 12' 7" (2.63m x 3.86m) Having a window to the rear aspect and carpet flooring.

BEDROOM THREE 8' 9" x 10' 1" (2.68m x 3.08m) Having a window to the rear aspect and carpet flooring.

BATHROOM 6' 7" x 5' 7" (2.03m x 1.72m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. obscure glazed window, radiator, tiled walls and vinyl flooring.

FRONT GARDEN A formal lawn with flower border, paved pathway leading to the front door, and mature hedging along the side.

REAR AGRDEN The garden boasts well-maintained flower and shrub beds, a lawn, and a paved pathway leading to the rear gate. Adjacent to the house is a compact patio area and a brick-built shed.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.