



WICKLOW AVENUE, MELTON MOWBRAY

Asking Price Of £210,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

GREAT FIRST TIME BUY

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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info@middletons.uk.com





In need of some modernisation this three bedroom semi detached house is offered with no upward chain. Situated to the south side of Melton Mowbray within walking distance of local schools and amenities.

The accommodation on offer comprises; porch, entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a generous garden to the rear.



PORCH A partially glazed door and glazed side panel lead into the porch, which features a patio door opening outwards and into the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor, under stair storage cupboard, radiator and carpet flooring.

LOUNGE 12' 6" x 10' 2" (3.83m x 3.1m) Having a window to the front aspect, radiator, wall mounted electric fire and carpet flooring continuing through to the dining room.

DINING ROOM 10' 9" x 8' 9" (3.29m x 2.69m) Having a window and external door to the rear garden, radiator and carpet flooring.

KITCHEN 11' 3" x 7' 3" (3.45m x 2.22m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, tiled splash backs, electric hob, plumbing for a washing machine, space for a tumble dryer and an under counter fridge freezer. Window to the side aspect, radiator, wall mounted central heating boiler, vinyl flooring and an external door to the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the side, loft hatch, carpet flooring and doors off to;

BEDROOM ONE 9' 7" x 13' 1" (2.93m x 4m) Generous sized double bedroom having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 9' 7" x 10' 9" (2.93m x 3.3m) Having a window to the rear aspect, radiator, built in storage cupboard and carpet flooring.

BEDROOM THREE 9' 5" x 6' 7" (2.89m x 2.02m) Having a window to the front aspect, radiator, over stair storage box and carpet flooring.

BATHROOM 5' 8" x 6' 7" (1.75m x 2.02m) Comprising of a panel bath with shower attachment, pedestal wash hand basin and a low flush WC. Clear glazed window, radiator and vinyl flooring.

FRONT ASPECT Dwarf wall to the boundary, low maintenance slate bed and a driveway providing ample of road parking to the side with double gates to the rear garden.

REAR GARDEN South facing garden, having concrete paving adjacent to the house with steps up to a formal lawn retained by sleepers. Garden shed and greenhouse, mature shrub beds and wood panel fencing to the boundary.

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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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 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 are advised to recheck the measurements.