



## ULLSWATER ROAD, MELTON MOWBRAY

Asking Price Of £182,950

Two Bedrooms

Freehold



END OF TERRACE

CHAIN FREE

GREAT FIRST TIME BUY

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

REAR GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

[info@middletons.uk.com](mailto:info@middletons.uk.com)









Great first time buy opportunity, offered with no upward chain, two double bedroom end of terrace situated to the south side of Melton Mowbray. Within close proximity to both local primary and high schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen and lounge diner to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and rear garden.



**ENTRANCE HALL** Having a built-in storage cupboard, opening to the kitchen, doors off to the and lounge diner.

**CLOAKROOM** 5' 6" x 2' 9" (1.7m x .85m) Comprising of a low flush WC and wash hand basin.

**KITCHEN** 6' 5" x 8' 0" (1.98m x 2.45m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine and space for a fridge freezer. Integrated electric oven and gas hob with extractor hood over. Window to the front aspect with fitted blind, part tiled walls and laminate wood flooring.

**LOUNGE/DINER** 14' 11" x 12' 11" (4.55m x 3.95m) Having french doors to the rear garden, TV point, two radiators, electric fire, laminate wood flooring and stairs rising to the first floor.

**LANDING** Having doors off to;

**BEDROOM ONE** 8' 7" x 13' 0" (2.64m x 3.97m) Having a window to the rear aspect, radiator, over stairs storage cupboard and carpet flooring.

**BATHROOM** 6' 4" x 6' 4" (1.95m x 1.95m) Comprising of a panel bath with shower riser, low flush WC and vanity unit wash hand basin. Extractor fan, part tiled walls, radiator and tiled flooring.

**BEDROOM TWO** 12' 11" x 8' 1" (3.96m x 2.48m) Having a window to the front aspect, radiator and carpet flooring.

**FRONT ASPECT** Having a tarmac drive to the front providing ample off road parking, outside tap, storm porch with storage cupboard to the front door.

**REAR GARDEN** Having a decked seating area adjacent to the house with tiered lawns, electric sockets, wood panel fencing to the boundary with gated access to the front.

**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.







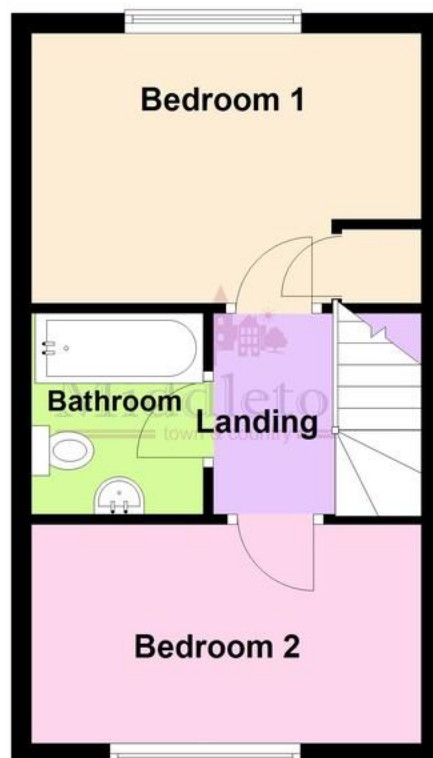




## Ground Floor



## 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+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)

[info@middletons.uk.com](mailto: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 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.