



RUDBECK AVENUE, MELTON MOWBRAY

Asking Price Of £210,000

Three Bedrooms

Freehold



END-TERRACE HOUSE

NEW WINDOWS AND DOORS

CHAIN FREE

WALKING DISTANCE OF THE TOWN

OFF ROAD PARKING

LARGE REAR GARDEN

CLOSE TO LOCAL SCHOOLS

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Offered with no upward chain, three bedroom end-terrace house situated to the west side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner, utility room and cloakroom to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a generous rear garden. Recently replaced front door, patio door and windows.

ENTRANCE HALL Having stairs rising to the first floor landing

LOUNGE 13' 8" x 12' 11" (4.17m x 3.96m) A nicely proportioned room having a double glazed window to the front aspect, radiator, feature fireplace with gas fire and carpet flooring.

KITCHEN/DINER 19' 10" x 9' 0" (6.06m x 2.76m) Spacious kitchen diner having patio doors to the rear garden in the dining area, radiator and laminate wood flooring. Modern range of wall, base and wall units, worksurfaces, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, breakfast bar, wine rack, space and plumbing for a dishwasher and space for an oven and undercounter fridge. Double glazed window overlooking the rear garden, cushioned vinyl flooring, door to the utility and WC.

UTILITY ROOM 14' 6" x 8' 9" (4.43m x 2.69m) Fitted with wall, base and pantry units, work surfaces, space and plumbing for a washing machine and tumble dryer, cushioned vinyl flooring, external door to the garden and an obscure glazed window. Door to the cloakroom having a low flush WC.

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

MASTER BEDROOM 12' 4" x 10' 8" (3.76m x 3.27m) Having double glazed window to the front aspect, radiator, built-in wardrobes and carpet flooring.

BEDROOM TWO 12' 8" x 9' 1" (3.87m x 2.78m) Having double glazed window to the rear aspect, radiator, built-in wardrobes and carpet flooring.

BEDROOM THREE 8' 11" x 9' 4" (2.73m x 2.85m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 9" x 5' 4" (2.08m x 1.65m) Fitted with a contemporary white suite comprising of a panel bath with a Mira shower over and glazed shower screen, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, tiled walls and flooring.

OUTSIDE TO THE FRONT The front garden has a dwarf wall to the front boundary, steps down to the front door with a paved pathway along the front of the property. Small formal lawn with a driveway to the side providing off road parking.

REAR GARDEN A good sized private rear garden backing onto an open green space, having a patio adjacent to the property, formal lawn with stepping stone pathway leading to a further seating area, garden shed and tap. Wood panel fencing secures 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.

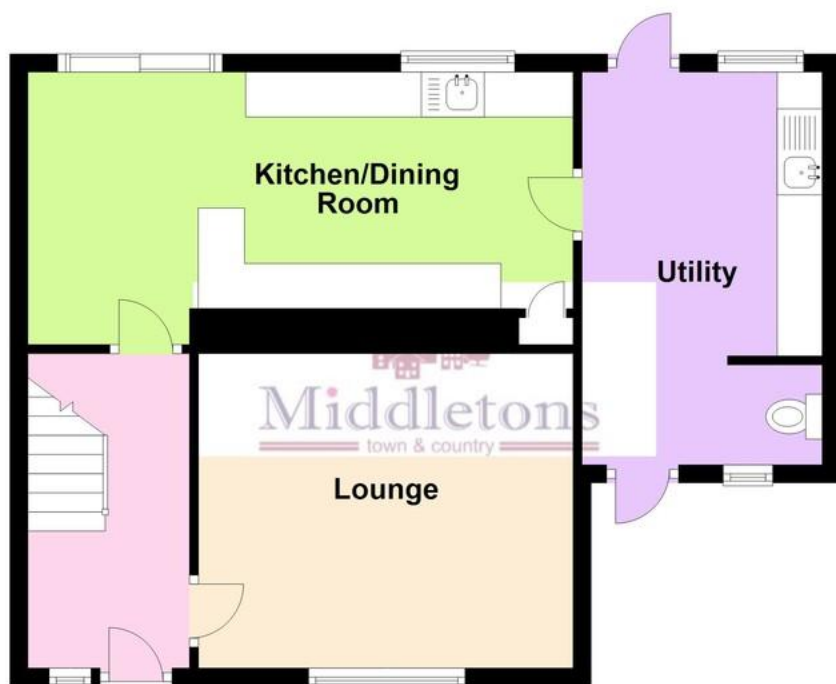
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Ground Floor



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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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.