



TAMAR ROAD, MELTON MOWBRAY

Asking Price Of £230,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

MODERNISATION REQUIRED

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

FRONT AND REAR GARDENS

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain this two bedroom detached bungalow requires modernisation throughout. Situated on to the south side of Melton Mowbray, within close proximity to local amenities and both primary and high schools.

The accommodation on offer comprises; porch, hallway, lounge, kitchen, conservatory, shower room and two bedrooms. Outside the property benefits from generous off road parking, garage and a good sized rear garden.

PORCH Part glazed door into the porch having a window to the front aspect, tiled flooring and a glazed door through to the hallway.

HALLWAY Having carpet flooring, radiator and doors off to;

LOUNGE 12' 10" x 15' 1" (3.92m x 4.62m) Having a window to the front aspect with electric blind, radiator, gas fire on a hearth and carpet flooring.

KITCHEN 9' 2" x 9' 10" (2.8m x 3.0m) In need of modernisation having plumbing for a washing machine, connection for an electric oven and gas hob, window to the porch, window and external door to the driveway.

CONSERVATORY 10' 2" x 8' 1" (3.1m x 2.48m) Built in 2019 having french doors to the garden making a great space to sit and relax. Pitched carbon roof and electric sockets.

SHOWER ROOM 5' 5" x 9' 3" (1.66m x 2.82m) Comprising of a walk-in shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window, extractor fan, tiled walls and Karndean flooring.

BEDROOM ONE 11' 10" x 10' 5" (3.62m x 3.2m) Having a window to the rear aspect, radiator, carpet flooring, fitted wardrobes, drawers and top boxes.

BEDROOM TWO 9' 7" x 6' 7" (2.94m x 2.03m) Having a glazed door and side window to the conservatory, radiator, carpet flooring and fitted wardrobes and top boxes.

FRONT GARDEN Having a Tarmac drive providing ample off road parking and leading to the garage. Formal lawn with mature shrubs, wood panel fencing to the side boundary and gated access to the rear garden.

GARAGE 9' 4" x 19' 11" (2.87m x 6.08m) Having an electric door, power and lighting, work bench, window and personnel door to the rear garden.

REAR GARDEN Mainly laid to lawn and having an outside tap, paved pathway to the summer house with electrics, mature shrubs 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



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.