



## CLYDESDALE CLOSE, MELTON MOWBRAY

Asking Price Of £97,500

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

DOWNSTAIRS WC

GOOD COMMUTER LINKS

50% SHARED OWNERSHIP

OFF ROAD PARKING

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

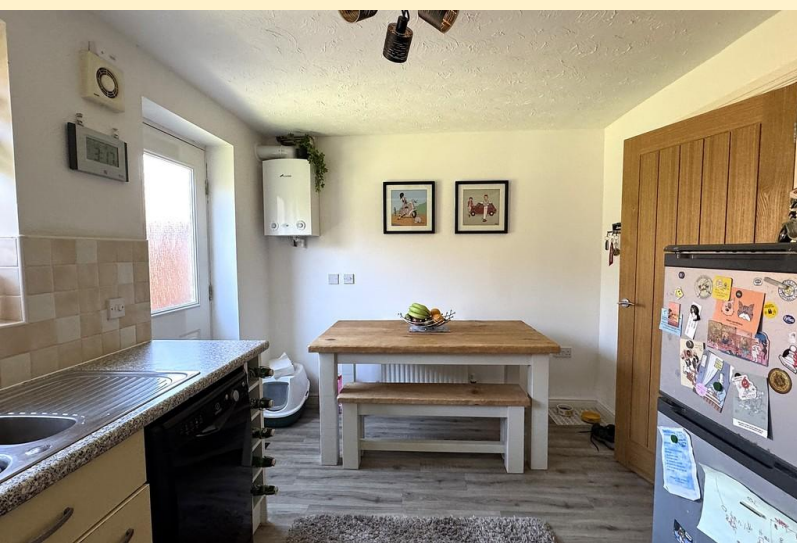
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Great opportunity to get on the housing ladder with this 50% shared ownership, two bedroom semi-detached house. Situated to the north of Melton Mowbray on a much sought after residential area. Close to local schools and amenities and ideally placed for commuting to Nottingham, Leicester and Loughborough.

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

**ENTRANCE HALL** Part glazed door into the entrance hall, stairs rising to the first floor, radiator with decorative cover, laminate wood flooring and oak doors to the cloakroom and lounge.

**CLOAKROOM** 2' 9" x 4' 7" (0.85m x 1.42m) Comprising of a low flush WC and wash hand basin, obscure glazed window, radiator and cushioned vinyl flooring.

**LOUNGE** 14' 10" x 12' 7" (4.54m x 3.85m Max) Having a window to the front aspect with a fitted blind, radiator, feature fireplace with electric fire, under stairs alcove, google thermostat, carpet flooring and oak door to the kitchen.

**KITCHEN/DINER** 12' 6" x 9' 3" (3.82m x 2.82m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for both a dish washer and washing machine, space for a freestanding cooker. Window and external door to the rear garden, ample room for a dining table and chairs, radiator, wall mounted Worcester boiler and laminate wood flooring.

**LANDING** Taking the stairs to the first floor landing having an airing cupboard housing the water pressure heater, loft hatch and oak doors off to;

**BEDROOM ONE** 12' 7" x 8' 2" (3.86m x 2.50m) Having a window to the rear aspect with fitted blind, radiator and carpet flooring.

**SHOWER ROOM** 4' 10" x 5' 5" (1.48m x 1.67m max) Comprising of a walk-in shower cubicle, low flush WC and a pedestal wash hand basin. Obscure glazed window with fitted blind, electric shaver point, radiator, part tiled walls and tiled flooring.

**BEDROOM TWO** 8' 2" x 12' 7" (2.5m x 3.85m max) Having a window to the front aspect with fitted blind, radiator, built-in storage cupboard and carpet flooring.

**FRONT ASPECT** Having a tarmac drive to the side providing ample off road parking, paved pathway to the front door and side gate to the rear garden.

**REAR GARDEN** Having a small paved seating area adjacent to the house, garden tap, formal lawn with flower and shrub borders, wood panel fencing to the boundary.

**SHARED OWNERSHIP** For more information on who can buy a shared ownership property please see [gov.uk/shared-ownership-scheme/who-can-apply](https://www.gov.uk/shared-ownership-scheme/who-can-apply). Copy this link into a search engine to view the documents. Once an offer is accepted East Midlands Housing Group will organise a thorough affordability assessment with their preferred IFA.

**RENT AND SERVICE CHARGE** Price shown is for a 50% share. There is a monthly charge of £372.21 made up of rent £363.88 and a service charge of £8.33 per month. Lease 99 years from 24/06/2003. These charges are normally reviewed annually. There may be an option of buying the freehold of this property outright.

**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.







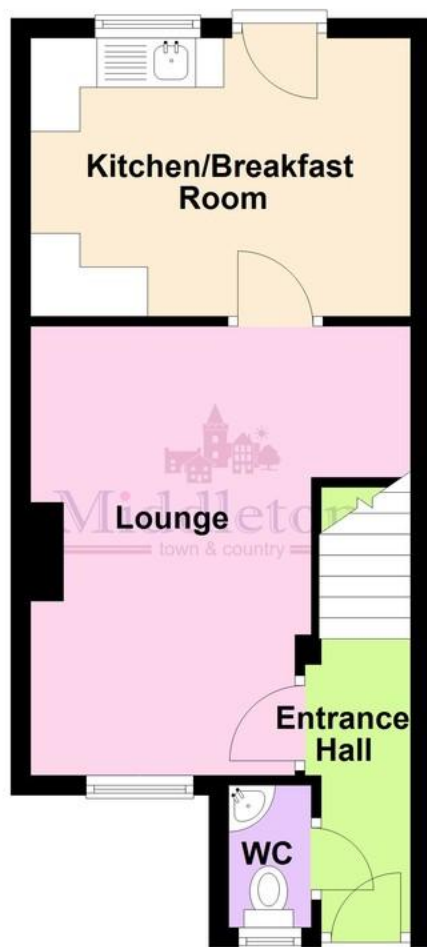








## Ground Floor



## 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		88 B
69-80	C	71 C	
55-68	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.