



**Connells**

Staveley Road  
Melton Mowbray



## Property Description

Situated on the West side of Melton Mowbray is this fantastic three bedroom, end-terraced home, within close proximity to the great local primary school and some shops as well as being within walking distance to the town centre - providing many local amenities and transport links.

The home is positioned on a fantastically sized corner plot with a sizeable garden to the rear. Comprising in brief of an entrance hallway, lounge, open plan kitchen to the ground floor. Upstairs are three spacious bedrooms and a family bathroom. With breath-taking views over Melton Mowbray this property is awaiting your personal touch to modernise and renovate.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

With a door to the front of the property.

## Lounge

13' 10" Max into recess x 13' 6" ( 4.22m Max into recess x 4.11m )

With a double glazed window and gas fireplace.

## Kitchen

16' 9" Max into recess x 10' 7" Max into recess ( 5.11m Max into recess x 3.23m Max into recess )

With a double glazed window, gas fireplace and pantry.

## First Floor Landing

With stairs rising from the ground floor and cupboard housing the water tank and immersion heater.

## Bedroom One

12' 2" x 10' 7" Plus door recess ( 3.71m x 3.23m Plus door recess )

With a double glazed window and built in wardrobes.

## Bedroom Two

11' 7" Plus door recess x 8' 4" ( 3.53m Plus door recess x 2.54m )

With a double glazed window to the rear of the property and built in wardrobe.

## Bedroom Three

9' 4" max into recess x 8' 9" max into recess ( 2.84m max into recess x 2.67m max into recess )

With a double glazed window and over stairs storage.

## Bathroom

There is a bath, wash hand basin and double glazed window.

## Separate W.C.

With a wc and double glazed window.

## Outside

At the front of the property there is a garden.

The rear garden has a patio area, lawn, outside tap and fruit trees.

## Outbuilding

10' 5" x 4' 8" ( 3.17m x 1.42m )

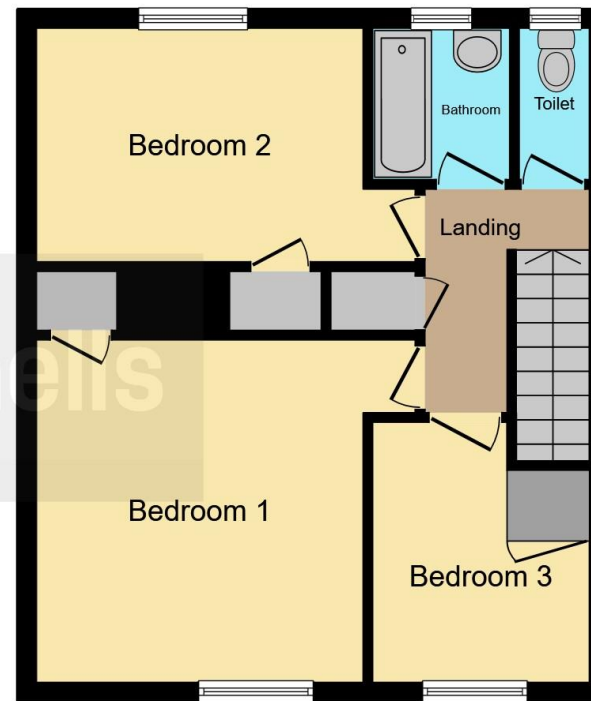








**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307297](http://connells.co.uk/Property/MOW307297)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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