



39 Briston Road, Melton Constable NR24 2DG

welcome to

39 Briston Road, Melton Constable

**** £180,000 - £190,000 **** William H Brown are delighted to present this mid terraced home that boasts 3 bedrooms, modern kitchen, bathroom and large lounge diner. ****Perfect first time buy****



Lounge

13' 1" x 12' (3.99m x 3.66m)

Entrance door to the front, double glazed window to the front and two radiators.

Dining Room

12' x 10' (3.66m x 3.05m)

Stairs to the first floor landing, understairs cupboard, double glazed window to the rear and boiler.

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

Fitted with a range of wall and base units with worksurfaces over, inset stainless steel sink and drainer with tiled splashbacks. Space and plumbing for washing machine, space for slot in cooker with extractor fan above, double glazed window to the side and radiator.

Lobby

Door to the side opening into the rear garden.

Bathroom

WC, wash hand basin, bath with tiled splashbacks and shower over. Extractor fan, radiator and window to the side.

First Floor Landing

Stairs from the dining room.

Bedroom One

13' 3" x 12' (4.04m x 3.66m)

Double glazed window to the front and radiator.

Bedroom Two

12' 1" x 9' 11" (3.68m x 3.02m)

Window to the rear, radiator, built in storage cupboards and original fireplace.

Bedroom Three

9' 4" x 7' 11" (2.84m x 2.41m)

Double glazed window to the rear, radiator and original fireplace.

Outside

Outside is a shared pathway with steps leading to the front door, and a small front courtyard area. To the rear garden is fully enclosed and predominantly laid to lawn with flower bedding down the party fence and a path on the opposite side leading to the side door of the lobby. Access to the rear of the property & garden comes via a passageway from the road with a gate on the picket fence at the rear of the garden. The garden also homes the oil tank & a wooden garden shed.



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



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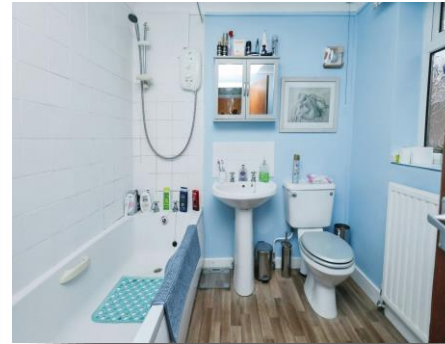
welcome to

39 Briston Road, Melton Constable

- £180,000 - £190,000
- POPULAR LOCATION
- MODERN KITCHEN
- LARGE LOUNGE & DINER
- POTENTIAL TO IMPROVE

Tenure: Freehold EPC Rating: E

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107871 - 0005

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