









# welcome to

# **Colville Road, MELTON CONSTABLE**

A terraced house, formerly a railway workers cottage, with accommodation comprising sitting room, kitchen with breakfast area and bathroom downstairs. Upstairs are three bedrooms (please note 1 bedroom is accessed through another). Call us now to book a viewing!













# **Entrance Dooor To; Sitting Room**

12' 7" x 11' (3.84m x 3.35m)

Firpelace, radiator, double glazed window to front aspect.

# **Inner Lobby**

Staircase

#### **Kitchen**

12' 7" x 11' ( 3.84m x 3.35m )

Wall and base units, built in oven, hob and hood, stainless steel sink, understairs cupboard, radiator, cupboard housing boiler.

### **Breakfast Area**

12' 6" x 8' 1" ( 3.81m x 2.46m )

Door to rear

#### **Bathroom**

Panelled bath with shower handset, wash basin, wc, 2 double glazed windows to side, extractor. heated towel rail.

## Landing

Loft hatch

#### **Bedroom**

12' 7" x 11' (3.84m x 3.35m)

Double glazed window to rear, interconnecting with;

### **Bedroom**

8' x 7' (2.44m x 2.13m)

Double glazed window to rear, radiator.

## **Bedroom**

12' 9" x 11' max ( 3.89m x 3.35m max )

Double glazed window to front, radiator, built in cupboard,

## Outside

Small front garden and larger rear garden with off road parking





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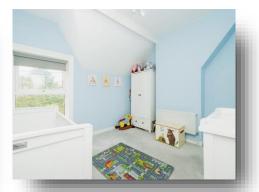
- Short walk from village centre
- Council tax band A
- 2-3 bedrooms
- Parking to the rear
- Oil fired central heating

Tenure: Freehold EPC Rating: E

offers over

£190,000





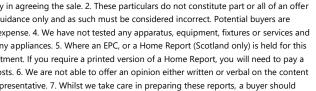




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