



**Astley Terrace, Melton Constable NR24 2BS**

**welcome to**

**Astley Terrace, Melton Constable**

For sale by public auction, a lovely 2 bedroom mid-terraced home that has been modernised by the current owners to a good standard throughout, including a new kitchen and shower room. Further benefits include oil fired central heating and double glazed windows. Great village location.



## **Entrance Lounge**

11' x 11' max ( 3.35m x 3.35m max )  
Laminate flooring, double glazed window to front, under stairs cupboard, built in cupboard and radiator.

## **Kitchen**

11' x 10' ( 3.35m x 3.05m )  
Laminate flooring, wall and base units with work surfaces over, double glazed window to rear, stainless steel sink, built in dishwasher and fridge freezer and radiator.

## **Utility Room**

6' 5" x 6' ( 1.96m x 1.83m )  
Tiled flooring and double glazed window to side.

## **Bedroom 1**

11' x 11' max ( 3.35m x 3.35m max )  
Double glazed window to front, carpet, radiator and walk in wardrobe.

## **Bedroom 2**

10' x 6' ( 3.05m x 1.83m )  
Double glazed window to rear, radiator and carpet.

## **Bathroom**

Shower cubicle, W/C, wash hand basin, double glazed window, radiator and tiled flooring.

## **Outside**

Fully enclosed lawned rear garden.

## **Important Notice**

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The guide price quoted must not be relied upon by prospective purchasers as a valuation or assessment

of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the sellers instructions in respect of their indicated reserve price at the time of instruction. reserve price (the level below which the property will not be sold) remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

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## **Important Notice Cont'd**

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## Astley Terrace, Melton Constable

- AUCTION Guide £120,000 - £140,000
- 2 Bedrooms
- Council Tax Band B
- Fully Modernised
- Double Glazing

Tenure: Freehold EPC Rating: D

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106262 - 0005

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william h brown



**01263 713343**



Holt@williamhbrown.co.uk



The Old Fire Station, Chapel Yard, Albert Street,  
HOLT, Norfolk, NR25 6HG



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