









welcome to

Wellington Road, Briston Melton Constable

A 2 bedroom mid terraced house with electric heating, triple glazed windows and sectional garage.













Entrance Door To; Entrance Lobby

Laminate floor.

Sitting Room

16' 7" max x 12' 6" (5.05m max x 3.81m) Electric heater, laminate flooring, staircase with lighting and cupboard under, triple glazed window to front. Fitted cupboards.

Kitchen

12' 5" x 8' 8" (3.78m x 2.64m)

Wall and base units, rolled edge worktops, built in oven, hob and hood, electric radiator, 1 1/2 bowl stainless steel sink, recesses for fridge and freezer, triple glazed window to rear, triple glazed sliding door to rear, built in washing machine.

Bedroom 1

12' 6" x 9' (3.81m x 2.74m)

Electric heater, triple glazed window to rear, laminate flooring, loft hatch, television point.

Bedroom 2

12' 6" x 8' 7" (3.81m x 2.62m)

Triple glazed window to front, electric heater, laminate flooring.

Bathroom

Paneled bath, wc, pedestal wash basin, heated towel rail, extractor, tiled walls and floor.

Outside

Brick weaved front garden, enclosed brick weaved rear garden with sectional garage 16 ft x 8 ft with tiled floor, cupboards and underfloor heating.





welcome to

Wellington Road, Briston Melton Constable

- 2 Bedrooms
- Sectional garage and driveway
- Electric heating
- Garden
- No onward chain

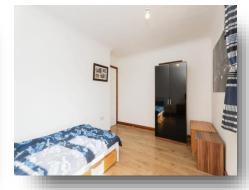
Tenure: Freehold EPC Rating: D Council Tax Band: B

offers over

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL106484



Property Ref: HOL106484 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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