









welcome to

Briston Road, MELTON CONSTABLE

A two bedroom ground floor flat briefly comprising entrance hall, sitting room, kitchen, bathroom, inner hall and two bedrooms.













Entrance Door To; Entrance Hall

Laminate flooring, radiator.

Sitting Room

16' \times 11' 10" max ($4.88m \times 3.61m \text{ max}$) Double glazed window to front, radiator, fitted carpet and dado rail.

Kitchen

7' 9" x 7' 9" (2.36m x 2.36m)

Wall and base cabinets, rolled edge worktops, stainless steel sink, double glazed window to front, laminate flooring, slot for cooker with hood above, space for fridge and freezer, recess for washing machine.

Bathroom

Laminate flooring, cupboard housing boiler, double glazed window to front, panelled bath with shower handset, wc, pedestal wash basin, radiator.

Inner Hall

Built in cupboard, radiator.

Bedroom 1

13' 8" max x 8' 5" + door recess (4.17m max x 2.57m + door recess)

Double glazed windows to front and side, laminate flooring and radiator.

Bedroom 2

9' 2" x 6' 9" max ($2.79m \times 2.06m \text{ max}$) Radiator, laminate flooring and double glazed window to side.

Outside

Small garden with shed, please note there is a dropped kerb outside so off road parking could be created.





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Briston Road, MELTON CONSTABLE

- Guide Price £140,000-£150,000
- 2 bedrooms
- Garden
- LPG gas central heating
- Popular village location

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 50.00

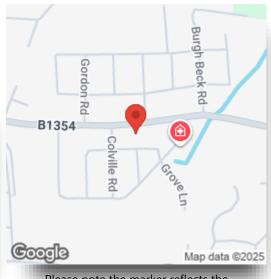
This is a Leasehold property with details as follows; Term of Lease 163 years from 13 Feb 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL106521



Property Ref: HOL106521 - 0005 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 quidance 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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