



# 2 CRANMERE ROAD

MELTON MOWBRAY, LE13 1TB



Offers in excess of

**£210,000**



## ACCOMMODATION

\*\*\*NO CHAIN\*\*\*

If you're looking for a Bungalow to make your own, look no further as this detached home is the perfect blank canvas. Book your tour today with a local office at County Chambers, Melton Mowbray.

### Description

This bungalow is perfect if you are looking for a property to put your own stamp on. It's offered with No Chain Sale and is in a very desirable part of Melton. The property is dominated by an open plan living room / dining area which has direct access to the kitchen which is well equipped with plenty of cupboards, work surface areas and appliance space. There are two double bedrooms and a bathroom that is fitted with a matching suite to include panel enclosed bath with shower over, WC and wash hand basin.

To the outside there are both front and rear gardens, maintained to a high standard. The rear garden has a patio seating area, neatly trimmed lawn and a variety of plants and shrubs. There is also access to the garage which has power and lighting and a metal up and over door with driveway parking leading to it.

This property will suit those buyers looking to downsize and offers a great "blank canvas" to put your mark on, while also being a property that you could comfortably move into. As stated, there is No Chain, so we are expecting a lot of interest.

Call our local office at County Chambers, Melton Mowbray, to arrange your property tour.

### WHAT3WORDS







**Viewing:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold, vacant possession upon completion.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Melton

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.



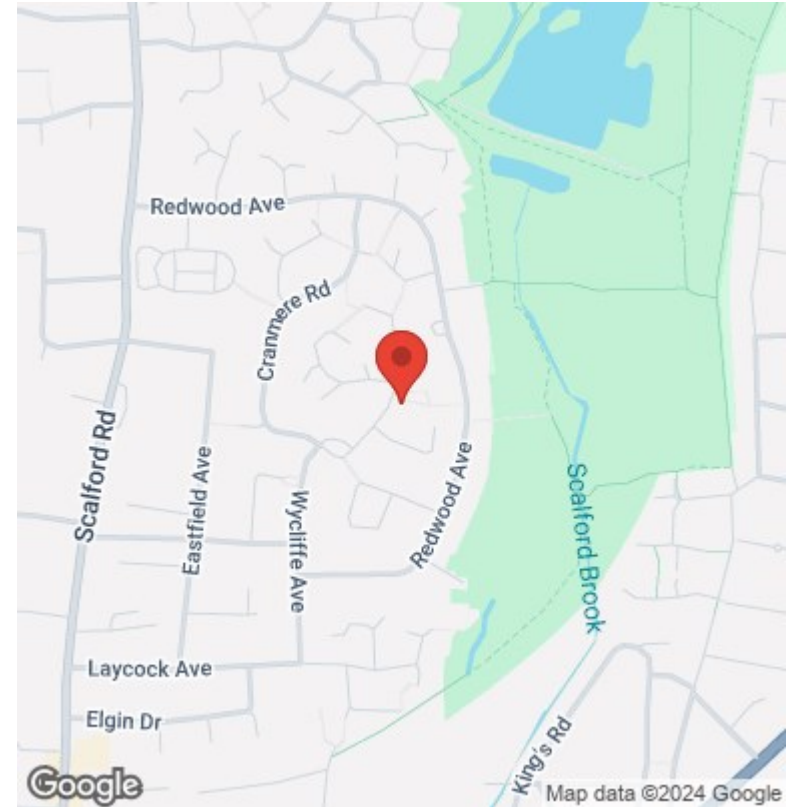


## Floor Plan

Ground Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

