



2 CRANMERE ROAD

MELTON MOWBRAY, LE13 1TB

Offers in the region of

£195,000



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.

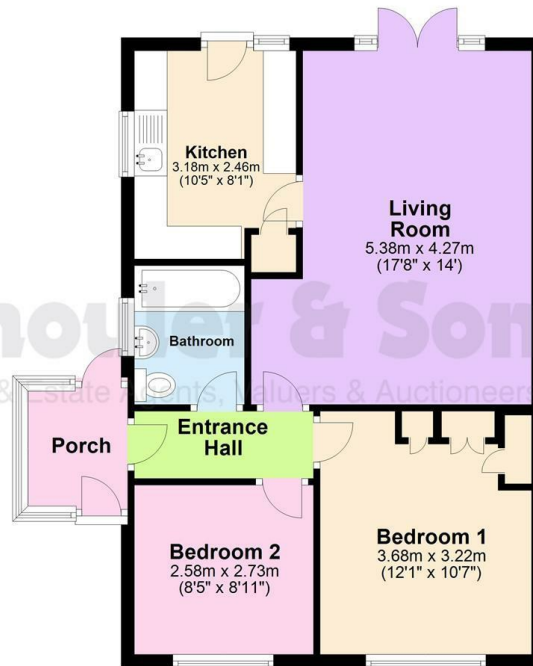
SERVICES: Mains electricity, gas, water
and drainage.

COUNCIL TAX: Melton

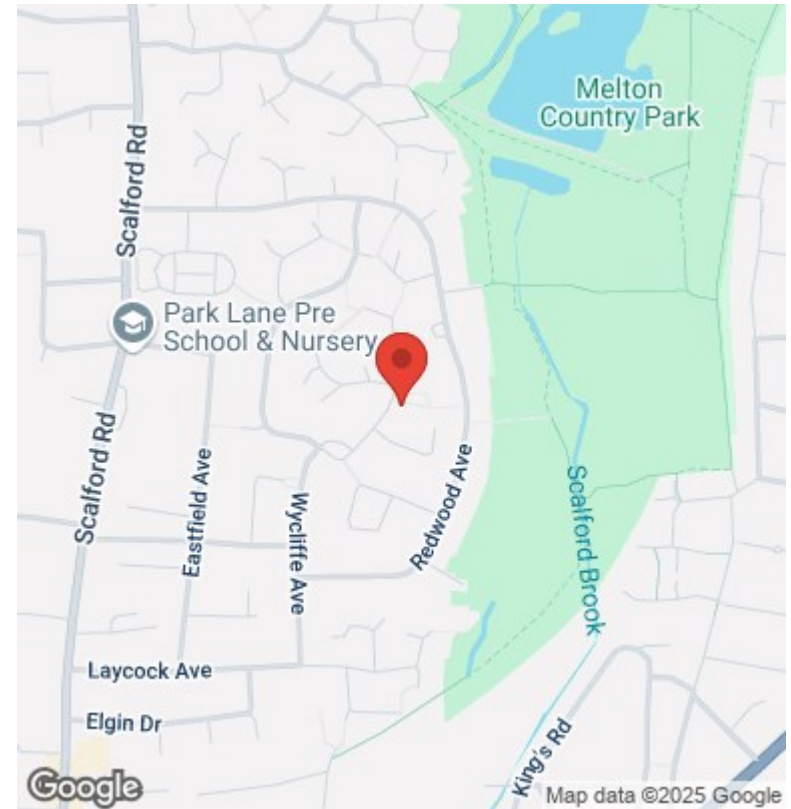
VALUATIONS: If you are considering
selling, we would be happy
to advise of the value of your property
with no obligation.

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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		90
B (81-91)		
C (69-80)		67
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		