



Council Villas, Melton Ross, Barnetby



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£170,000



Key Features

- TRADITIONAL SEMI HOME
- DUAL ASPECT LOUNGE
- CAST IRON STOVE
- DINING AREA
- ENCLOSED GARDENS
- COUNCIL TAX BAND A
- EPC RATING D
- FREEHOLD





Situated in a semi rural hamlet location this traditional semi detached home offers 3 bedroom family accommodation with enclosed, secure rear gardens. In addition to the kitchen with additional dining area off there is a 6m dual aspect lounge with cast iron multi-fuel stove. The bedrooms are served by a first floor bathroom with over the bath shower.

Early viewing is highly recommended.

ENTRANCE

A Pvcu door opens to the hall with tiled floor, return staircase, radiator and door to the kitchen.

CLOAKROOM 1.41m x 0.96m (4'7" x 3'1")

With close coupled wc and Pvcu double glazed window.

LOUNGE 6.04m x 3.53m (19'10" x 11'7")

A generous dual aspect room with Pvcu double glazed windows to the front and rear, open fireplace with inset cast iron multi-fuel stove, 2 radiators, coving, dado rail and tiled floor.

DINING AREA 2.81m x 2.75m (9'2" x 9'0")

A mutli use room with tiled floor, fitted storage cupboards, radiator and Pvcu side door.

KITCHEN 3m x 2.48m (9'10" x 8'1")

Appointed with a range of blue painted units with complementary worktops and including an inset stainless steel sink unit, space and plumbing for an automatic washing machine, electric cooker point, a further 3 base units together with 5 units at eye level, tiled splash areas and floor, coving, radiator and Pvcu double glazed window.

FIRST FLOOR

A return stair with half landing and Pvcu double glazed window leads to the main landing with fitted airing cupboard and access to the roof space.

BEDROOM 1 4.02m x 3.77m (13'2" x 12'5")

A rear facing double room with Pvcu double glazed window and radiator. (Maximum measurements.)

BEDROOM 2 3.62m x 2.97m (11'11" x 9'8")

A further forward facing double room with radiator, Pvcu double glazed window and fitted shelving.

BEDROOM 3 2.77m x 2.77m (9'1" x 9'1")

A rear facing room with radiator and Pvcu double glazed window.

BATHROOM

Appointed with a traditional suite to include bath with electric shower, closed coupled wc, pedestal wash hand basin, tiled splash areas, radiator and Pvcu double glazed window.

OUTSIDE

The property enjoys views towards public open space and is fronted by a mature herbaceous garden A high side gate opens to the side and rear enclosed garden which includes a gravel topped side garden with inset planting and an aluminium framed greenhouse. Immediately to the rear of the home there is a caged area for the security of cats together with a brick built store (2.78m x 2.19m). The rear of the home features a raised planter with inset plants and feature slabbed area.

SERVICE NOTE

The heating and hot water is supplied by an oil fired system and both the boiler and storage tank are externally located to the side of the property. externally located

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS



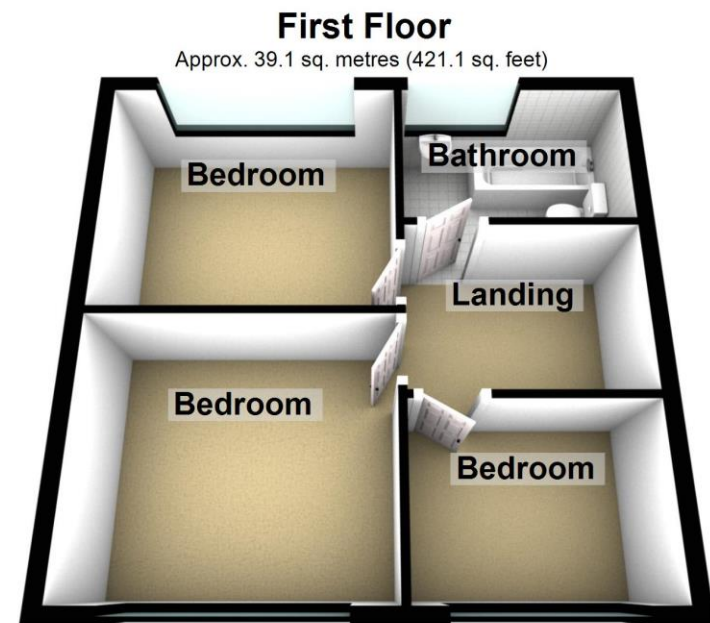
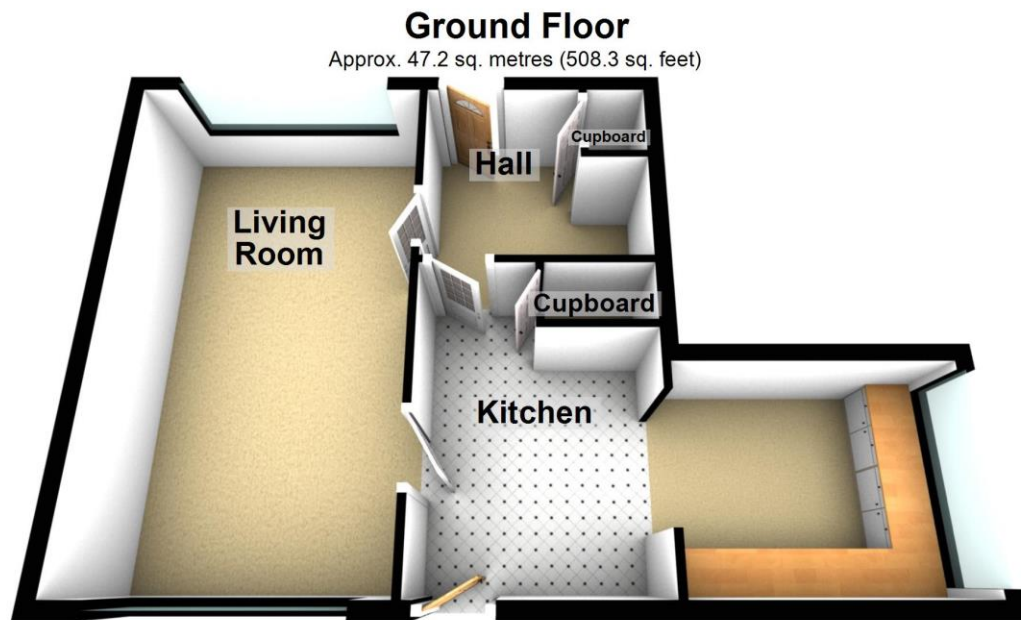
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







Total area: approx. 86.4 sq. metres (929.5 sq. feet)

