



2a Albert Street, Melton Mowbray, LE13 0QH

 **NEWTON FALLOWELL**



Key Features

- Detached House
- Two Bedrooms
- Living Room
- Cloakroom WC
- Fitted Kitchen
- Bathroom
- Courtyard Garden
- Off-Road Parking
- EPC Rating E
- Freehold

£210,000





Situated within walking distance of the town centre and railway station is this two-bedroom detached house. Having the benefit of gas central heating, uPVC double glazing and off-road parking, the accommodation comprises in brief, cloakroom WC, living room and fitted kitchen with a utility area. On the first floor are two good sized bedrooms and a family bathroom. There is an enclosed courtyard garden laid to gravel and off-road parking with dropped kerb to the front of the property.

Living Room 4.06m x 3.74m (13'4" x 12'4")

Dining Kitchen 3.98m x 3.74m (13'1" x 12'4")

Cloakroom WC 1.40m x 0.77m (4'7" x 2'6")



Accessed via a double glazed door into the living room with a window to the front aspect, wood laminate flooring and door through to the dining kitchen which is fitted with wall and base units, roll top work surfaces, integrated oven, four ring gas hob and extractor hood above, sink and drainer, tiled splashbacks, under stair storage cupboard, space and plumbing for a washing machine, under stair storage cupboard opening through to a utility area, a cloakroom WC and door leading to the courtyard garden. Stairs rising to the first floor with Velux skylight and door off to the main bedroom with a window to the front aspect, radiator and stripped floorboards. Bedroom two has a window to the side aspect, a Velux skylight, stripped floorboards and opening into a storage area in the eaves. The bathroom has a three-piece white suite with a Velux skylight, radiator and stripped floorboards. There is a dropped kerb to the front of the property with a gravelled area providing off-road parking and a small, enclosed courtyard garden to the side.

Bedroom One 3.78m x 3.16m (12'5" x 10'5")

Bedroom Two 3.43m x 2.75m (11'4" x 9'0")

Bathroom 2.75m x 1.47m (9'0" x 4'10")



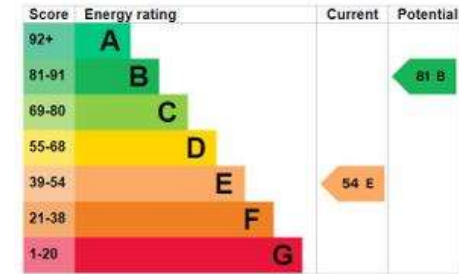
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 518 sq. ft. (48.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, openings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

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 £300 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 £200 if you use their services.