



14 Wyvern Terrace, Melton Mowbray, LE13 1AD

 **NEWTON FALLOWELL**



2 1 1

## Key Features

- Modern Mid Terrace House
- Two Double Bedrooms
- Open Plan Living & Dining Room
- Modern Fitted Kitchen
- Family Bathroom
- Off-Road Parking
- Private Easy to Maintain Garden
- Close to Town Centre
- EPC Rating C
- Freehold

£170,000





Situated within walking distance of the town centre is this well-presented mid-terrace house. Offering an ideal opportunity for the first time buyer or investor and having the benefit of off-road parking, double glazing and gas central heating, the accommodation comprises in brief, living/dining room and fitted kitchen on the ground floor. On the first floor are two double bedroom and a family bathroom. There is off-road parking to the front of the property for one car and an enclosed courtyard garden.

Outside to the front is a gravelled area providing off-road parking for one car and an enclosed courtyard garden mainly laid to gravel with a decked seating area at the rear.

Open Plan Living & Dining Room 11'0" x 26'0"  
(3.4m x 7.9m)



Accessed via a uPVC double glazed front door into the living/dining room. Having a double-glazed window to the front aspect, exposed brick chimney breast with an open fire, space to dine, wood flooring, stairs rising to the first floor, window to the rear aspect and opening through to the modern, galley style kitchen. Double glazed door and window to the side aspect and fitted with a range of white wall and base units, complementary work tops, sink and drainer, integrated oven and hob with an extractor hood above, space and plumbing for a washing machine, dishwasher and fridge freezer, breakfast bar and wood laminate flooring.

Kitchen 6'0" x 17'0" (1.8m x 5.2m)

First Floor Landing

Bedroom One 11'0" x 11'0" (3.4m x 3.4m)

Bedroom Two 8'0" x 11'0" (2.4m x 3.4m)



Stairs rising to the first-floor landing with access to the loft which is partly boarded with a pull-down ladder and lighting. There are two double bedrooms and a family bathroom with a three-piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower.

Bathroom





TOTAL FLOOR AREA: 749 sq ft. (69.6 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, agencies and appliances shown have not been tested and no guarantee as to their operability or accuracy can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
 Council Tax Band: A

**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.