



**Park Avenue, Melton Mowbray**

**NEWTON**FALLOWELL 

**26 Nevada Park Park Avenue, Melton  
Mowbray, LE13 0JD**

**£100,000**

This RIVERSIDE HOME is situated within close proximity of the town centre in a secure gated development. The property has a very modern feel with delightful views overlooking Egerton Park and the river and is decorated in neutral colours. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises, living room, modern dining kitchen with integrated appliances, one bedroom and bathroom with a newly installed shower room. There is off-road parking for one car and a well tended frontage.



Entrance Hall

Kitchen Dining Area

3.48m x 3.38m (11'5" x 11'1")

Lounge

3.23m x 3.38m (10'7" x 11'1")

Shower Room

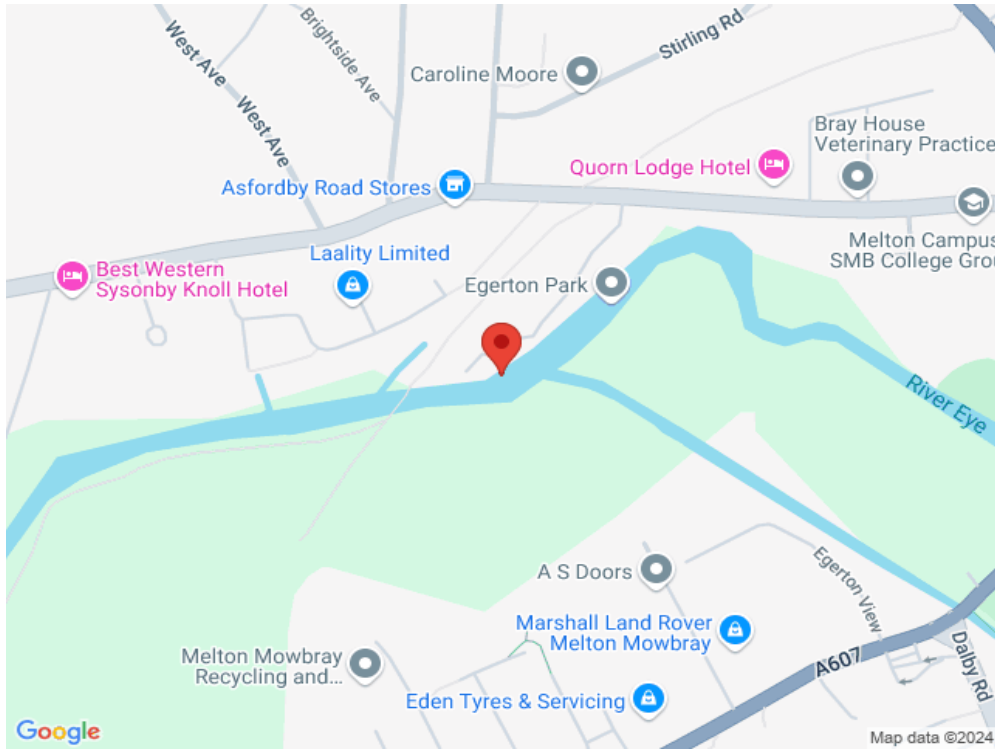
Bedroom

2.96m x 2.93m (9'8" x 9'7")

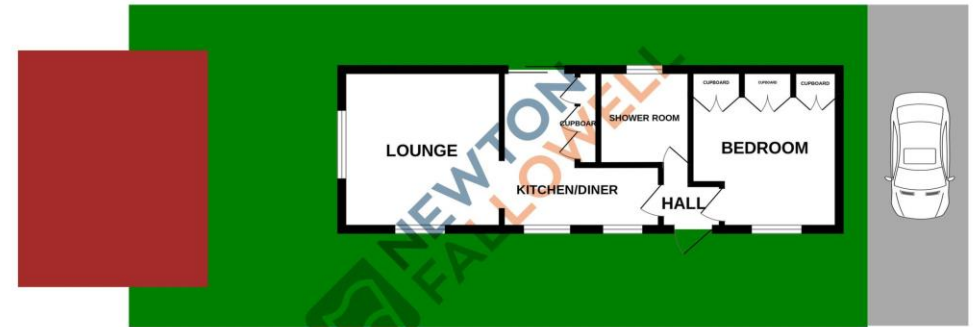








## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.  
Made with Metropix ©2024