



111 Saxby Road, Melton Mowbray, LE13 1BP

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Mid-Terrace House
- Two Double Bedrooms
- Ideal Investment/First Time Buyer
- Two Reception Rooms
- Kitchen
- Bathroom
- Close to Town Centre
- EPC Rating D
- Freehold

£150,000





An ideal opportunity for the first time buyer or investor is this two double bedroom, mid terrace house offered for sale with no upward chain. Situated within walking distance of the town centre, the accommodation comprises in brief, entrance hall, living room, dining room, kitchen, utility and cloakroom WC. On the first floor are two double bedrooms and a family bathroom. There is a side passageway giving access to the rear garden.

Accessed via the front door into the entrance hall with a door off to the living room having a bay window to the front aspect, fireplace with a wooden surround and hearth and opening through to a dining/sitting room with a window to the rear aspect, stairs rising to the first floor and fireplace with a wooden mantle. The kitchen needs some updating with two windows to the side aspect, a base unit with a sink and drainer, straight edge work tops, freestanding cooker, shelving and tiled floor, opening into a utility area with space and plumbing for a washing machine, freestanding fridge freezer and door leading to the rear garden. There is also a downstairs WC.

Stairs rising to the first floor landing with doors off to two double bedrooms and a family bathroom having a four piece suite comprising a low flush WC, wash hand basin, corner bath and separate shower cubicle.

The side passageway gives access to the rear garden which is designed for low maintenance with mature shrubs and bushes and a walled boundary overlooking the Sports Ground on Saxby Road.

Living Room 4.25m x 3.38m (13'11" x 11'1")

Dining Room 3.96m x 4.37m (13'0" x 14'4")

Kitchen 2.8m x 2.87m (9'2" x 9'5")

Utility Room 1.96m x 2.75m (6'5" x 9'0")

Cloakroom WC

Bedroom One 3.65m x 5.06m (12'0" x 16'7")

Bedroom Two 4.08m x 2.8m (13'5" x 9'2")

Bathroom



We warrant every attempt has been made to ensure the accuracy of the information contained herein, measurements of all doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, conditions and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

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 £62 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.