



24 Harvey Street, Melton Mowbray, LE13 1DD

 **NEWTON FALLOWELL**

4 3 1

Key Features

- Spacious End Terrace House
- Three Storey Property
- Four Double Bedrooms
- Dining Kitchen
- Bathroom, Shower Room &
- One En-suite
- Driveway & Off-Road Parking
- Enclosed Rear Garden
- Close to Melton Country Park
- EPC Rating C
- No Upward Chain Freehold

£260,000





Situated close to Melton Country Park in a popular residential area is this spacious three storey house which is currently a fully licensed HMO (House of Multiple Occupancy) and offers an ideal opportunity for the investment buyer. It would also make a lovely home for any prospective buyer who is looking for a spacious four-bedroom family home which is offered for sale with no upward chain. Ideally located, a 15-minute walk to the town centre and close to Tesco Superstore and Brownlow Primary School.

Current Gross Monthly Income of £2208 when fully occupied.

The accommodation comprises in brief, entrance hall, living room, fitted kitchen, downstairs double bedroom and shower room. Stairs rising to the first floor with two double bedrooms and a bathroom. On the second floor is a fully self-contained double bedroom which has its own kitchenette and en-suite shower room. Outside to the front is a driveway and on-road parking and an area laid to lawn. The enclosed rear garden has a paved patio, an area laid to lawn, garden shed and a decked seating area at the rear with timber panel fencing to the boundaries.



Accessed via the front door into the entrance hall with doors off to a generous sized living room having French doors to the rear aspect, wood laminate flooring and TV point, a well equipped kitchen with wall and base units, integrated oven and hob, washing machine and fridge freezer, wood laminate flooring and window to the front aspect. On the ground floor is a double bedroom with a door leading to the rear garden and a large shower room. Stairs rising to the first floor with doors off to two double bedrooms and a three-piece bath/shower room. On the second floor is a self-contained apartment with a large double shower room and a well-equipped kitchenette. There is a driveway providing off-road parking together with on-road parking and an enclosed rear garden.



For more information please call 01664 566210

Entrance Hall

Living Room 5m x 4.08m (16'5" x 13'5")

Kitchen 3.9m x 1.9m (12'10" x 6'2")

Bedroom Four 4.81m x 2.57m (15'10" x 8'5")



Shower Room

Bedroom Two 4.06m x 3.58m (13'4" x 11'8")

Bedroom Three 4.05m x 3.3m (13'4" x 10'10")



Bath/Shower Room

Bedroom One 3.96m x 4.6m (13'0" x 15'1")

Kitchenette 2.48m x 2.4m (8'1" x 7'11")

En-suite Shower 1.93m x 2.15m (6'4" x 7'1")







While 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 Metreplan 12/05

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	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: D

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.

