



23 Swallowdale Road, Melton Mowbray, LE13 0AU

 **NEWTON FALLOWELL**

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Key Features

- End Terrace House
- Two Bedrooms
- Living Dining Room
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Ideal First Time Buyer
- EPC Rating C
- Freehold

£170,000





Parking Arrangements: Off-Road
 Windows: uPVC Double Glazed
 Heating: Gas
 Vendors Position: No Upward Chain
 Garden Orientation: North Facing
 EPC Rating: C
 Council Tax Band: A
 Total Living Space: Approx 538 sqft

Occupying a good sized corner plot, this end terrace, two bedroom home is situated in a popular residential area on the South side of Melton Mowbray close to schools and local amenities. Offering an ideal opportunity for the first time buyer and having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance hall, living room and kitchen. On the first floor are two bedrooms and a family bathroom. Outside there are lawned gardens to the front and rear.

Accessed via the double-glazed front door into the entrance hall, window to the front aspect, laminate flooring, stairs rising to the first floor and door through to the living room having a window and door to the rear aspect, wood laminate flooring and a large under-stair storage cupboard. The kitchen is fitted with wall and base units, sink and drainer, tiled splashbacks, space and plumbing for a washing machine and wall mounted gas combination central heating boiler. Stairs rising to the first-floor landing with doors off to two bedrooms and a family bathroom fitted with a three-piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower. There is pedestrian access to the front door and an area laid to lawn with an enclosed rear garden, the majority laid to lawn, garden shed and fencing to the boundaries.





Entrance Hall

Living / Dining Room 3.57m x 4.38m (11'8" x 14'5")

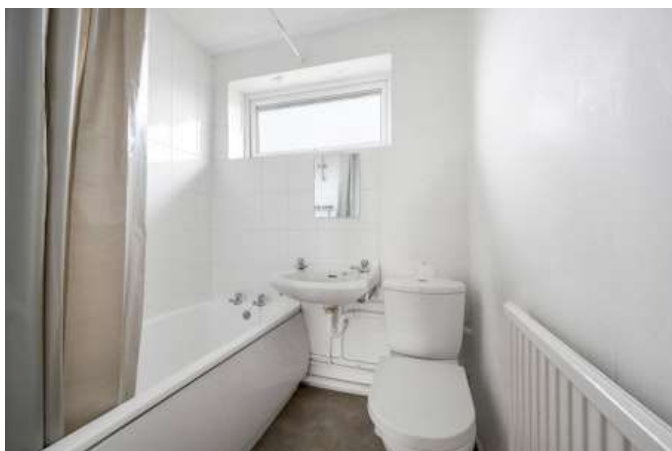
Kitchen 1.67m x 2.36m (5'6" x 7'8")



Bedroom One 3.63m x 3.18m (11'11" x 10'5")

Bedroom Two 1.82m x 3.58m (6'0" x 11'8")

Bathroom 1.68m x 1.48m (5'6" x 4'11")







While every attempt has been made to ensure the accuracy of the description 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £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.