



12 George Street, Melton Mowbray, LE13 1AX

£125,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

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Melton Mowbray  
LE13 1AX**

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A fantastic opportunity to acquire this Victorian two bedroom mid terrace property in need of internal modernisation located on a popular residential street situated within walking distance to the town centre.

The residence would make an ideal first time buy or investment opportunity.



Reception 1



Reception 2



The property is entered through a uPVC door into a welcoming front reception room, featuring a radiator, a front-facing window, and an open fireplace with a later surround, creating a cosy sitting area. Beyond this lies the middle reception room, which offers additional living space and includes an understairs storage cupboard, access to the stairwell, a second open fire with a tiled surround, a timber sash window overlooking the rear yard, a radiator, wooden laminate flooring, and an original inbuilt hardwood cupboard. This room also provides access to the galley-style kitchen, which is fitted with a range of solid pine wall and base units, laminate worktops, a freestanding oven, tiled splashbacks, a sink, space for a washing machine, and a floor-mounted Ideal Mexico gas boiler, with a door leading to the rear lobby. The rear lobby offers space for a fridge freezer and access to the yard via a uPVC door, while the ground floor is completed by a bathroom fitted with a bath, sink, low flush WC, radiator, wood-effect vinyl flooring, and a uPVC window.

Upstairs, the stairwell leads to a landing with a loft hatch. The front bedroom is a spacious double room featuring an original cast iron fireplace insert, a front-facing uPVC window, and a radiator. The rear bedroom is also a double and includes a radiator, a timber single-glazed sash window, an original cast iron fireplace insert, a closet positioned over the stairwell, inbuilt wardrobes, and direct access to a shower room. This shower room comprises a shower cubicle with an electric shower, a low flush WC, a sink, a hot water immersion tank, a radiator, vinyl flooring, and a single-glazed timber sash window.

Externally, the property benefits from on-street, non-allocated parking to the front. To the rear, there is a small yard area leading to a communal pathway, beyond which lies a garden area with a timber shed. The garden occupies the left-hand side of the plot directly behind the property.



Bedroom



Bedroom



Bathroom



Bedroom

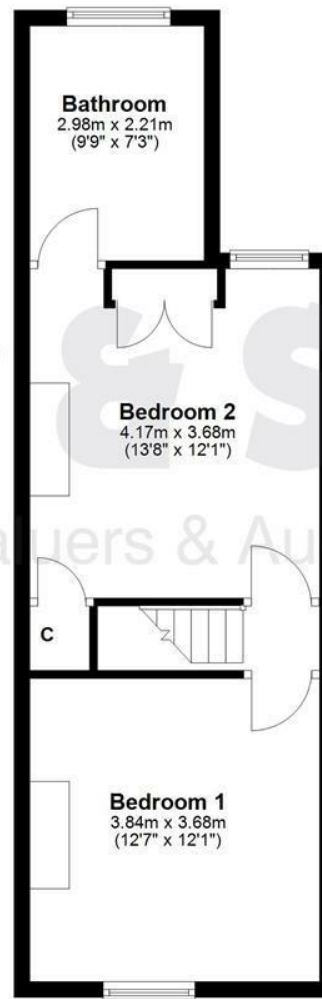
### Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



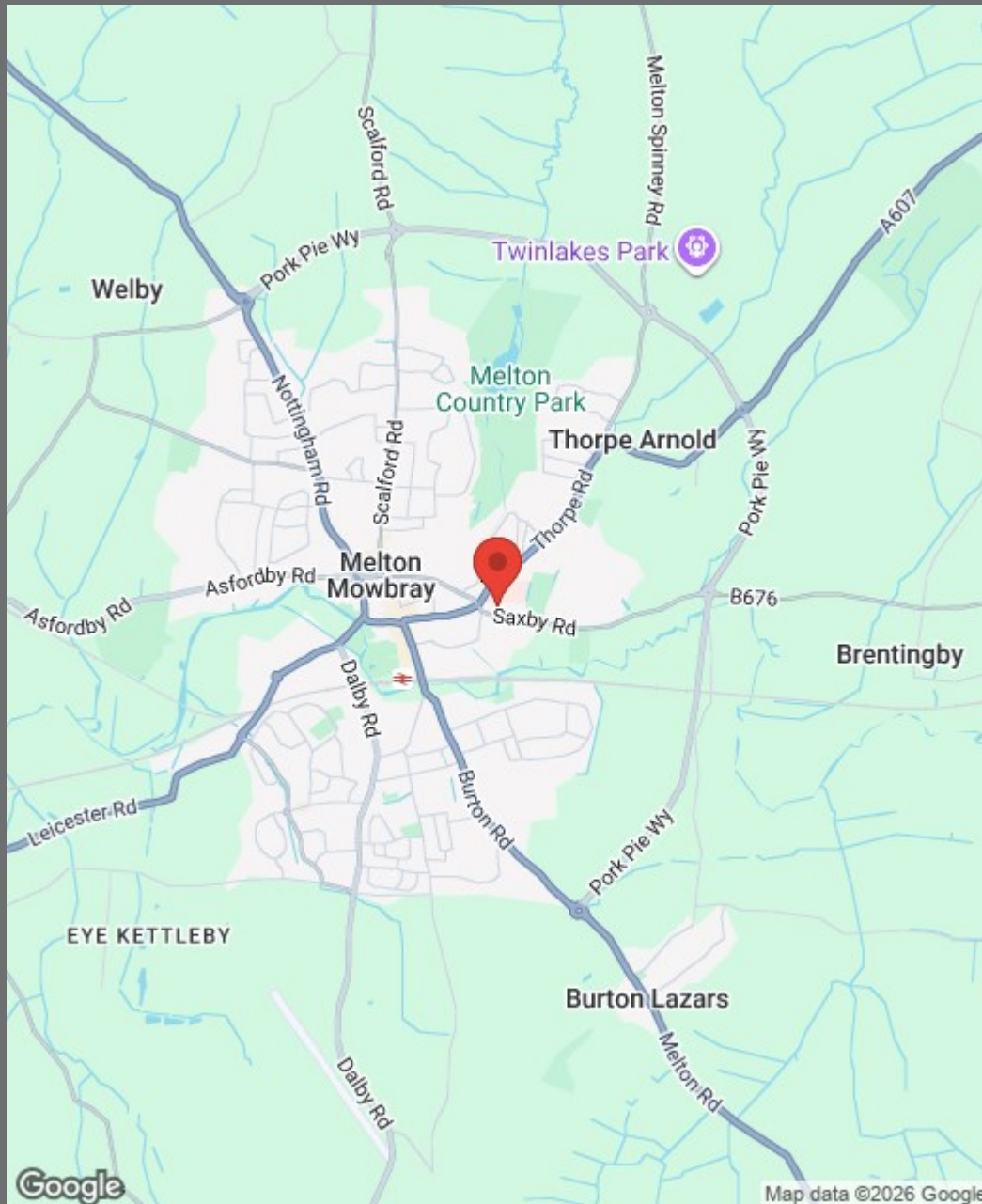
### First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



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DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN
- FREEHOLD
- IN NEED OF INTERNAL MODERNISATION
- TWO BEDROOMS
- BATHROOM & SEPERATE SHOWER ROOM
- TWO RECEPTION ROOMS
- POPULAR LOCATION CLOSE TO TOWN
- REAR GARDEN
- GAS FIRED HEATING & PARTIAL uPVC GLAZING



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