





8 Hedgehog Close,
£230,000

 2  1

This beautifully finished two double bedroom home on the edge of Melton Mowbray is an ideal choice for first-time buyers, investors or downsizers. Presented to a high standard throughout and ready to move straight into, the property offers a spacious kitchen/diner, a large living room, a ground floor WC, two generous double bedrooms and a modern family bathroom.

To the rear is an easily maintained peaceful south facing garden, providing a private outdoor space that's perfect for relaxing or entertaining. A superb, move-in-ready home in a popular location.

- Two Double Bedrooms
- Driveway
- South Facing Garden
- Generous Sized Rooms
- Downstairs WC
- Boarded Loft Space



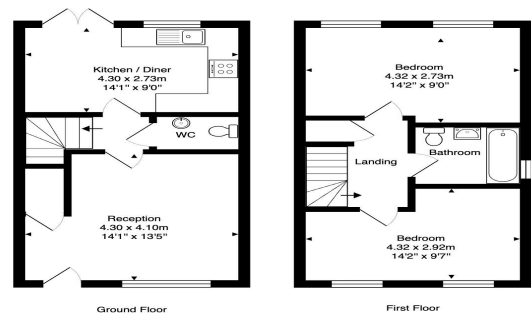
Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 70.6 m² ... 760 ft²
All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.