



Connells

Main Road
Asfordby Valley Melton Mowbray

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for sale
£190,000



Property Description

This attractive two-bedroom semi-detached period home blends character and modern comfort, making it an excellent choice for a variety of buyers. The accommodation includes a welcoming entrance hall, two versatile reception rooms and a well-equipped fitted kitchen with integrated oven and hob.

Upstairs, there are two generously proportioned bedrooms, with the principal bedroom benefiting from a feature fireplace. A stylish bathroom fitted with a contemporary white suite completes the first-floor accommodation.

The property is presented to a high standard throughout, with original features such as cornicing and panelled doors complementing the more modern improvements. Bright, well-maintained interiors create a warm and inviting atmosphere throughout the home.

Conveniently positioned within a popular residential area, the property is close to a range of local amenities, schools and transport links. Offering a fantastic combination of character, space and convenience, this charming home is not to be missed.

Bedroom 1

10' 11" x 11' 11" (3.33m x 3.63m)

Bedroom 2

10' 11" x 8' 7" (3.33m x 2.62m)

Bathroom

Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'



Lounge

10' 10" x 11' 11" (3.30m x 3.63m)

Dining Room

10' 9" x 11' 11" (3.28m x 3.63m)

Kitchen

12' 6" x 6' 9" (3.81m x 2.06m)

Utility Room

5' 3" x 7' 1" (1.60m x 2.16m)







To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/MOW307722](https://www.connells.co.uk/Property/MOW307722)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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