



Connells

Victoria Street
Melton Mowbray

Victoria Street Melton Mowbray LE13 0AR

for sale offers in the region of
£175,000 - £180,000



Property Description

Victoria Street is a well-presented two-bedroom end-of-terrace home located in the popular market town of Melton Mowbray. Recently updated, the property boasts a near new fitted kitchen and a convenient downstairs bathroom. The ground floor offers a lounge, a separate dining room, and the newly installed kitchen with direct access to the rear garden. Upstairs, two generous bedrooms provide comfortable accommodation. Outside, the property benefits from a private rear garden along with on-street parking nearby. Positioned close to local amenities, schools, and transport links, this home is an excellent choice for first-time buyers, downsizers, or investors. This property is currently being sold subject to probate.

Downstairs Bathroom

Convenient downstairs bathroom with shower, WC, and wash basin.

Lounge

11' 11" max x 11' 9" max (3.63m max x 3.58m max)

Bright front-facing lounge with double glazing, carpets and radiator and electric fireplace.

Dining Room

11' 9" x 12' 5" max (3.58m x 3.78m max)

Separate dining room with double glazed rear facing window, carpets and radiator.

Kitchen

6' 9" max x 12' 8" max (2.06m max x 3.86m max)

Newly fitted modern kitchen with storage units, worktops, and access to the garden.



Bedroom One

12' 1" x 13' 8" max (3.68m x 4.17m max)

Spacious double bedroom with front-facing double glazed window, radiator and carpets.

Bedroom Two

10' 8" x 12' 6" (3.25m x 3.81m)

Comfortable second bedroom with carpets, radiator and built in storage.

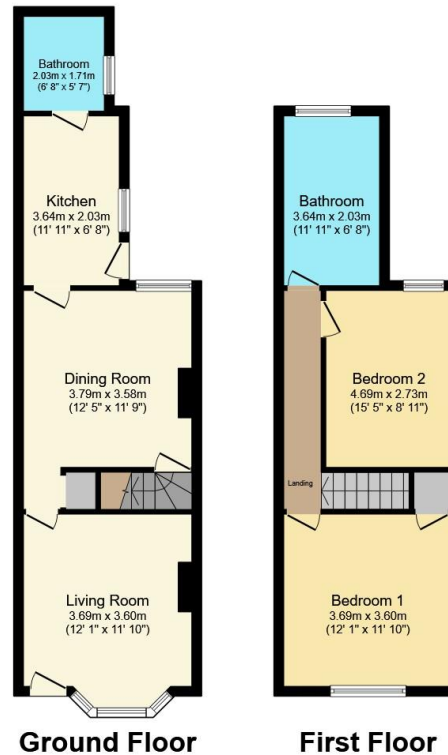
Upstairs Bathroom

Bathroom with shower over bath, WC, and wash basin.









Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307616



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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