

Connells

Newport Avenue
Melton Mowbray

Newport Avenue
Melton Mowbray LE13 1TP

for sale
£180,000







Property Description

Situated on the popular north side of Melton Mowbray, this three-bedroom semi-detached property offers excellent potential for renovation and improvement. The accommodation comprises a lounge, separate dining room, kitchen, three bedrooms, and a first-floor bathroom. Outside, the property benefits from a foregarden and rear garden. An ideal opportunity for buyers looking to create their own home or for investors seeking a refurbishment project.

Lounge

11' 6" Plus Bay x 10' 11" Into Recess (3.51m Plus Bay x 3.33m Into Recess)

Dining Room

10' 10" Into Recess x 9' 10" (3.30m Into Recess x 3.00m)

Kitchen

11' 10" Max x 9' 2" Max (3.61m Max x 2.79m Max)

Bedroom One

11' 6" x 10' 10" Into Recess (3.51m x 3.30m Into Recess)

Bedroom Two

9' 10" x 10' 10" Into Recess (3.00m x 3.30m Into Recess)

Bedroom Three

7' 8" x 5' 8" (2.34m x 1.73m)

Bathroom

6' 11" x 5' 8" (2.11m x 1.73m)

Agents 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.







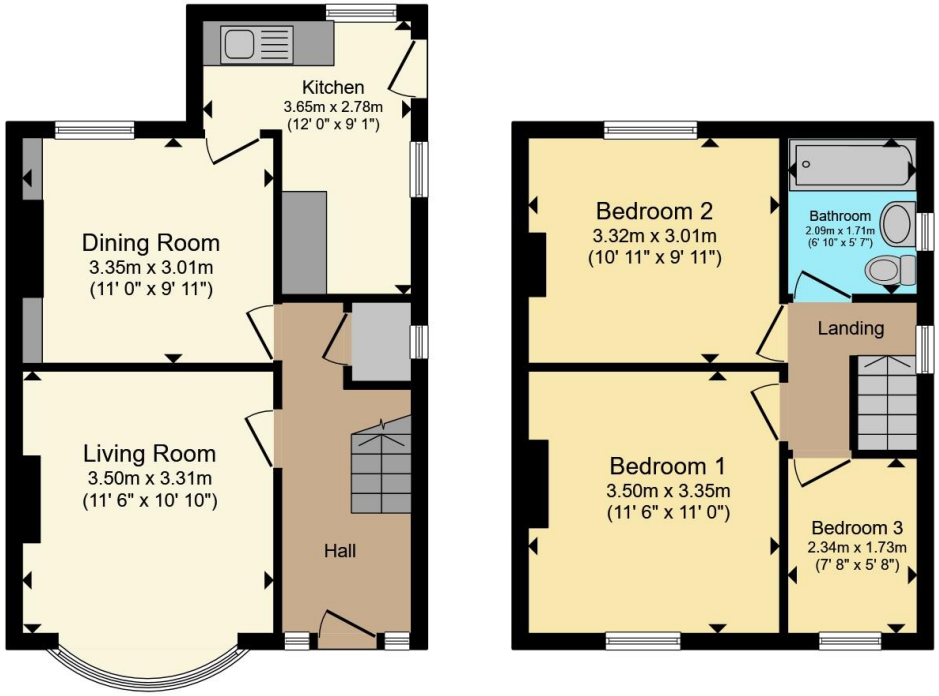









FRAGILE
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Ground Floor **First Floor**

Total floor area 73.9 m² (796 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

Connells

To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307943

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.