ORWELL CLOSE, MELTON MOWBRAY

Asking Price Of £210,000

Three Bedrooms

Freehold

Middletons
town & country

- CLOSE TO LOCAL SCHOOLS
- OFF ROAD PARKING
- LANDSCAPED GARDEN
- LOW COST HOUSING SCHEME
- NHBC WARRANTY
- CHAIN FREE
- DOWNSTAIRS CLOAKROOM
- NORTH WEST SIDE OF MELTON MOWBRAY

01664 566258

info@middletons.uk.com

A great opportunity to get onto the housing ladder, offered at an 80% low- cost price while owning 100% of the property. Three bed semi-detached house on the new low cost housing scheme. Situated on a new development to the north west side of Melton Mowbray within close proximity to local schools and amenities.

The accommodation in brief comprises of; Entrance hall, lounge, cloakroom and dining kitchen to the ground floor, three bedrooms and a family bathroom to the first floor. Outside the property also benefits from off road parking and a rear garden.

ENTRANCE HALL Entering via a composite door into the entrance hall having stairs rising to the first floor landing, radiator, tiled flooring and door through to the lounge.

CLOAKROOM 4' 11" x 3' 5" (1.5m x 1.05m) Comprising of a low flush WC, wall mounted wash hand basin, radiator, tiled flooring and extractor fan.

LOUNGE 12' 0" x 14' 10" (3.66m x 4.53m) Having a Georgian style double glazed window to the front aspect, radiator, HDMI socket and TV aerial point, carpet flooring, under stair storage cupboard and door through to the inner lobby.

KITCHEN/DINER 15' 3" x 11' 0" (4.66m x 3.37m) Fitted with a range of contemporary wall, base and drawer units, square edge work surfaces, inset stainless steel one and a half bowl sink and drainer and tiled splash backs. Integrated appliances to include; Electric oven, four ring gas hob with extractor hood over, slimline dishwasher and a microwave. Space and plumbing for a washing machine, space for a fridge freezer, ample room for a dining table, radiator, tiled flooring and French doors opening out onto the rear patio

LANDING Taking the stairs from the entrance hall to the first floor with loft access hatch, radiator, storage cupboard, carpet flooring and doors off to:

BEDROOM ONE 15' 3" x 9' 0" (4.66m x 2.76m) Having a double glazed window to the rear aspect, radiator, TV aerial point and carpet flooring.

BEDROOM TWO 7' 11" x 10' 4" (2.42m x 3.17m) Having a Georgian style double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 0" x 8' 11" (2.14m x 2.72m) Having a Georgian style double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 4" x 9' 3" (2.56m x 2.84m) Fitted with a four piece white suite comprising of a walk in double tray shower cubicle, pedestal wash hand basin, low flush WC and a panel bath with shower attachment tap. Shaver point, part tiled walls, tiled flooring, radiator and an obscure glazed window.

FRONT ASPECT Having paved steps to the front door with a small lawn and planted slate bed to the side, off road parking for two vehicles and gated access to the rear garden.

REAR GARDEN Landscaped over two levels with a paved patio and gravel seating area adjacent to the house with steps leading down to a formal lawn. Outside double electric socket, garden tap and wood panel fencing to the boundary.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

MANAGEMENT CHARGE There is a service charge to maintain the communal areas of £145.06 twice yearly. This information was obtained from the seller.

LOW COST HOUSING SCHEME The property is being sold at 20% below the market value.

This property is being sold with a "LOCAL CONNECTION" requirement. Buyers will need to be approved by Melton Borough Council.

To qualify you should meet one of the following criteria:-

(i) residence in the Borough of Melton for at least a 12-month period; or 3 years out of the last 5 years
(ii) is permanently employed within the Borough of Melton
(iii) at least one member of the household has a close family relative (parent, sibling, child, aunt, uncle, grandparent, including half and step) resident within the Borough of Melton

Purchasers need to be earning less than £80,000 between them.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

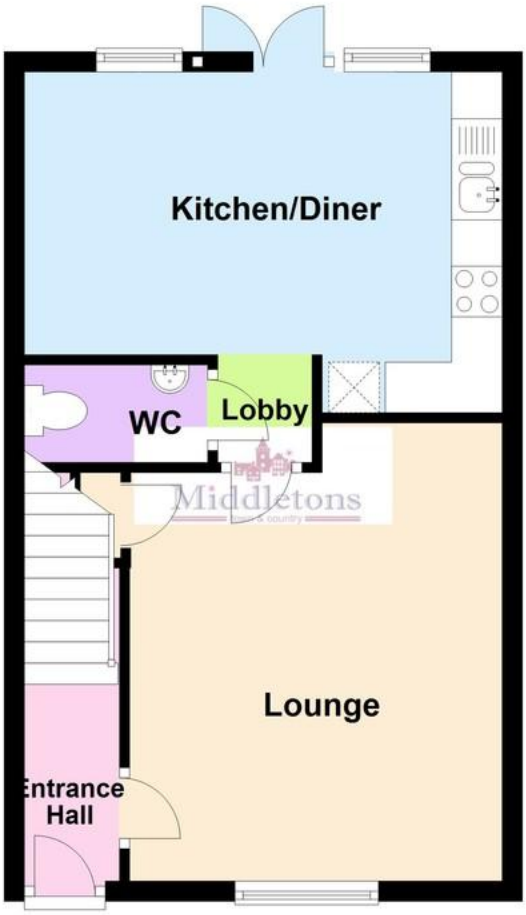
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees

MATISSE
GALERIE
GALERIE BOHEME

Splosh!

Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)

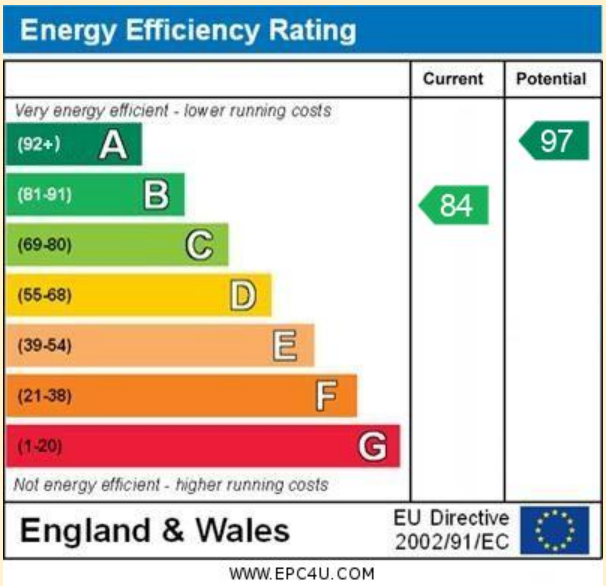


First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)

Total area: approx. 75.6 sq. metres (813.6 sq. feet)

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.



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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.