



26 Wren Close, Melton Mowbray

Offers Over £160,000

 **NEWTON FALLOWELL**

26 Wren Close

Melton Mowbray

****NO ONWARD CHAIN****

This well-presented three bedroom mid-terrace house offers an excellent opportunity for families, investors and first-time buyers seeking spacious living in a convenient location.

Upon entering, you are welcomed by entrance hall leading to a bright and generously sized living room, perfect for relaxing or entertaining guests. The modern kitchen/diner is thoughtfully designed to maximise both storage and worktop space, making meal preparation a pleasure. A practical downstairs WC adds convenience for every-day living. Upstairs, the property features three well-proportioned bedrooms, each providing ample space for furnishings and storage solutions. The family bathroom is tastefully appointed with contemporary fittings, ensuring comfort and functionality for the whole household.

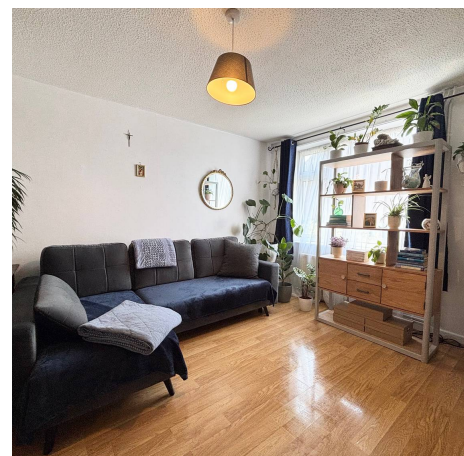
The property benefits from a neutral décor throughout, creating a light and airy atmosphere that can easily be adapted to suit your personal style.

Council Tax band: B

Tenure: Freehold

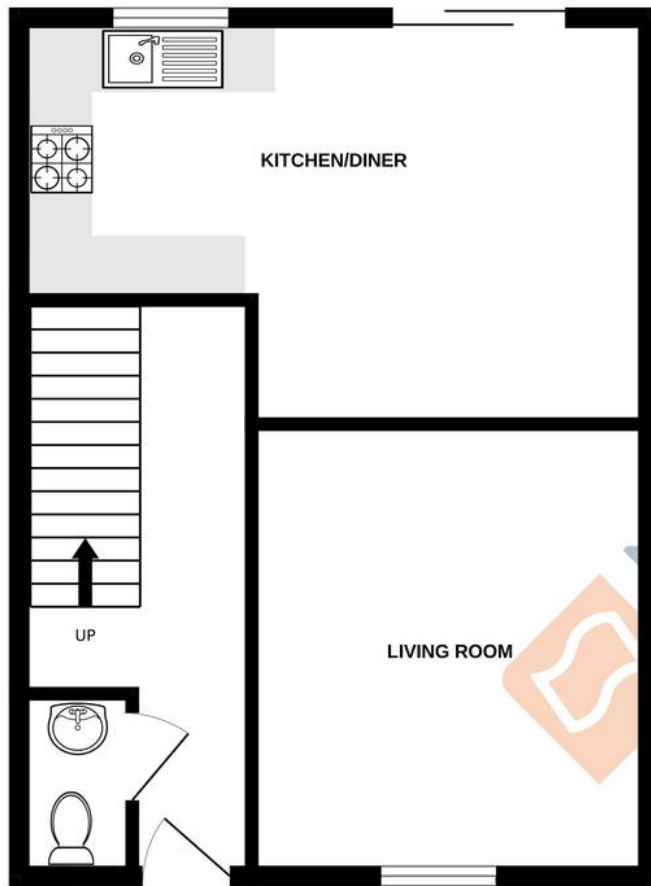
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Melton Mowbray

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