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MarketMakers.

Bayswater Road
Melton Mowbray

- Well-presented two bedroom terraced home
- Pleasant residential location
- Sitting room with feature fireplace
- Modern galley kitchen and separate dining room
- Spacious main bedroom with fitted wardrobes
- Stunning updated three-piece bathroom
- Enclosed rear garden with seating terrace
- Large useful garden store
- EPC Rating D / Council Tax Band A / Freehold

Alexanders are delighted to bring to the market this well-presented two bedroom terraced property, situated within a pleasant residential area close to the centre of Melton Mowbray. The property has been maintained in a neutral style throughout, creating a fresh and welcoming feel while offering plenty of scope for personal touches.

The accommodation combines well-proportioned living spaces with useful storage, including a comfortable sitting room with feature fireplace, separate dining room and a modern galley kitchen. Upstairs, there are two bedrooms alongside a particularly impressive recently updated bathroom.

Outside, the property benefits from gardens to both the front and rear, with the enclosed rear garden providing a paved seating terrace, useful large store and rear access. Its convenient position also places the property within easy reach of Melton Mowbray and the amenities available within the town.

Accommodation:
The entrance opens into the sitting room, which is finished in neutral tones and features an attractive fireplace providing a focal point to the room. From here, the property continues into a separate dining room, with useful built-in storage beneath the stairs.

The modern galley kitchen provides a practical range of fitted units and work surfaces, with a door opening directly onto the rear garden.

To the first floor, the spacious main bedroom benefits from built-in wardrobes with additional cupboard space above, while the second bedroom features a useful over-stairs cupboard. Completing the accommodation is the stunning updated three-piece bathroom, fitted with a bath and shower over, wash hand basin and WC.

Gardens and land:
To the front of the property is a small garden providing an attractive approach to the house.

The enclosed rear garden is predominantly laid to paving and enclosed by brick walling, with gravel adjoining a paved seating terrace. A useful large store provides valuable additional storage, while a rear gate offers convenient access.

Location:
The property is situated within a pleasant residential area of Melton Mowbray, close to the town centre and its range of everyday amenities. Melton Mowbray provides a good selection of shops, cafés, restaurants and leisure facilities, together with a regular market and a variety of local services.

The town is well placed for access to the surrounding Leicestershire countryside and nearby villages, while road and rail connections provide links further afield. The property's position offers a convenient balance between a residential setting and easy access to the facilities of the town.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band A.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

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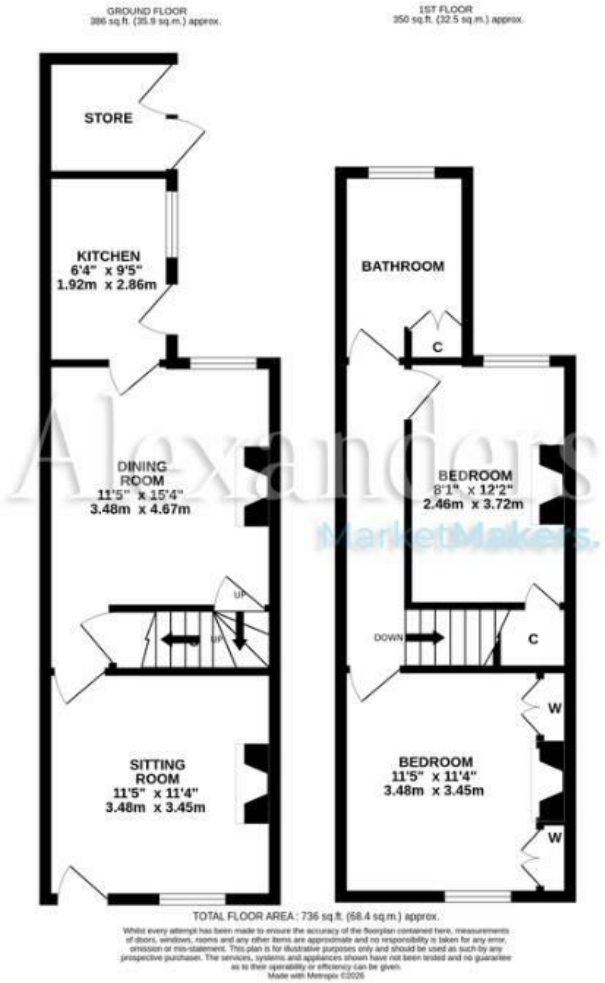
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

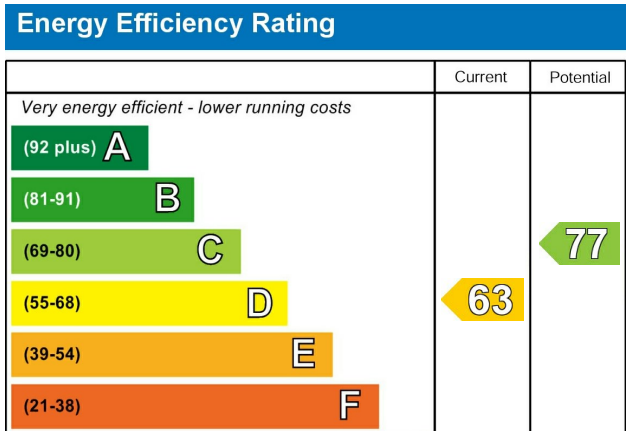
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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