



14 Stafford Avenue, Melton Mowbray

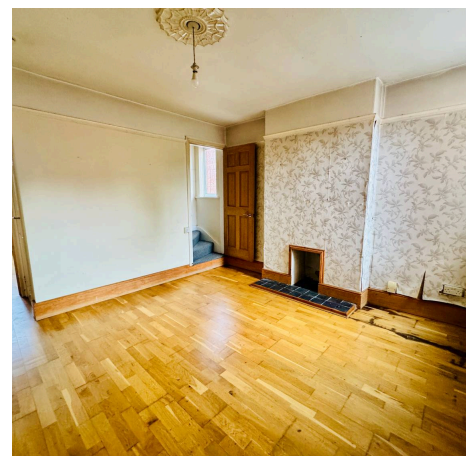
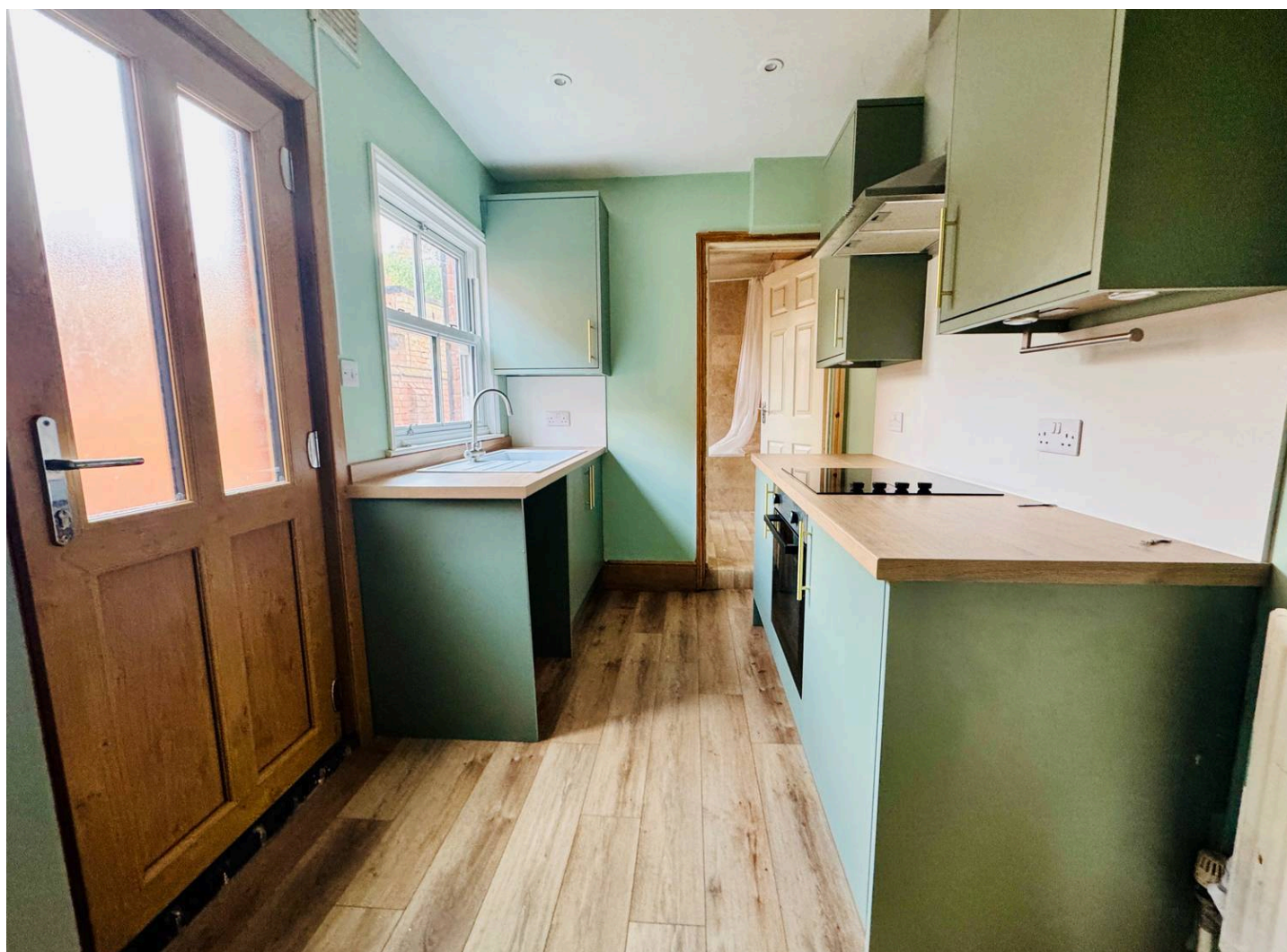
Offers in Region of £200,000

 **NEWTON FALLOWELL**

14 Stafford Avenue

Melton Mowbray

This well presented three bedroom period semi detached house offers a wonderful blend of character and modern convenience, making it an ideal choice for families seeking a spacious and comfortable home within easy reach of the town centre and local amenities. Upon entering the property, you are greeted by the first of two reception rooms, providing flexible living spaces that can be tailored to suit your lifestyle, whether you require a formal dining area, a cosy lounge, or a playroom for children. The modern fitted kitchen is thoughtfully designed with a range of contemporary units, integrated appliances, and ample workspace. The ground floor also features a stylish bathroom, complete with quality fixtures and fittings. Upstairs, there are three well proportioned bedrooms, each offering plenty of natural light and space for furniture. Period features, such as high ceilings and decorative detailing, add charm and character throughout the house, while mainly neutral décor creates a bright and airy atmosphere. The property benefits from double glazing and efficient heating, ensuring a comfortable environment year round. With no onward chain, this home is ready for immediate occupation, providing a straightforward purchase process for prospective buyers. The location is particularly convenient, with the town centre, shops, schools, and transport links all within easy reach, making daily errands and commuting simple and stress free. Early viewing is highly recommended to fully appreciate the quality and appeal of this charming semi detached house.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Lounge

12' 0" x 12' 0" (3.67m x 3.66m)

Inner Hall

3' 1" x 2' 9" (0.95m x 0.84m)

Dining Room

12' 1" x 12' 0" (3.69m x 3.67m)

Kitchen

11' 4" x 6' 10" (3.45m x 2.08m)

Bathroom

7' 5" x 6' 8" (2.27m x 2.02m)

First Floor Landing

15' 1" x 2' 6" (4.60m x 0.77m)

Bedroom 1

12' 1" x 12' 0" (3.69m x 3.67m)

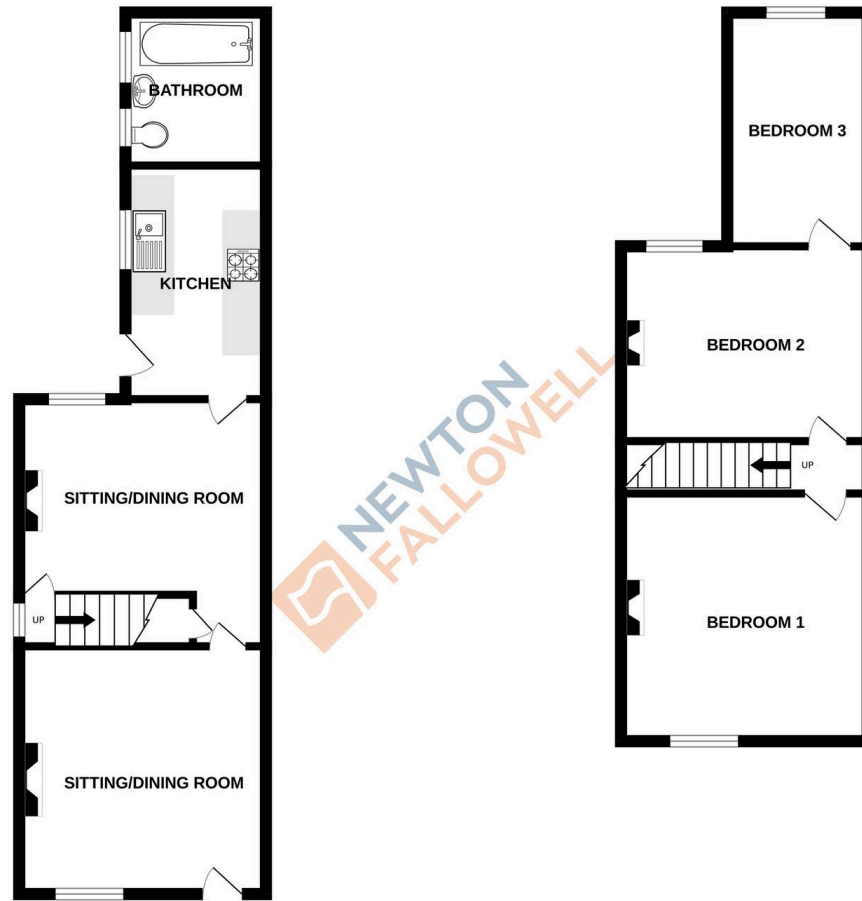
Bedroom 2

12' 0" x 9' 5" (3.66m x 2.88m)

Bedroom 3

11' 5" x 6' 11" (3.49m x 2.11m)





TOTAL FLOOR AREA : 773 sq. ft. (71.8 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

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · melton@newtonfallowell.co.uk · newtonfallowell.co.uk/melton-mowbray