



BAYSWATER ROAD, MELTON MOWBRAY

Asking Price Of £170,000

Two Bedrooms

Freehold



GREAT FIRST TIME BUY

CHAIN FREE

GOOD SIZED GARDEN

NORTH SIDE OF MELTON MOWBRAY

INVESTMENT OPPORTUNITY

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

CLOSE PROXIMITY TO THE TOWN

COUNCIL TAX BAND A

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Offered with no upward chain, this charming two-bedroom mid-terrace home is rich in character, showcasing original Victorian features throughout. Situated to the north side of Melton Mowbray, set within a popular residential area, it offers excellent access to Brownlow Primary School, Melton Country Park, and is just a short walk from the town centre.



The accommodation on offer comprises; Lounge, dining room, kitchen and utility room to the ground floor. Two double bedrooms and a family bathroom to the second floor. The property also benefits from a good sized rear garden.

LOUNGE 11' 4" x 11' 6" (3.46m x 3.52m) Having a front facing window, radiator, original open-fireplace, picture rails, wall lights, exposed floor boards and a door through to the dining room.

DINING ROOM 11' 4" x 12' 4" (3.46m x 3.77m) Having stairs rising to the first floor, under stairs storage cupboard, a rear facing window, original open-fireplace, fitted cupboards to the alcove, quarry tiled floor and a door through to the kitchen.

KITCHEN 6' 3" x 8' 11" (1.93m x 2.73m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a dishwasher. Integrated electric oven and gas hob with extractor hood over. Window and external door to the garden, tiled splash backs, quarry tiled floor and opening through to the utility room.

UTILITY ROOM 6' 8" x 5' 3" (2.05m x 1.62m) Having a work surface with space and plumbing for a washing machine, wall mounted central heating boiler, shelving, window to the side aspect and vinyl flooring.

LANDING Taking the stairs from the dining room to the first floor, loft hatch, radiator and doors of to;

BEDROOM ONE 11' 4" x 12' 4" (3.46m x 3.77m) Having a front facing window, radiator, original cast iron fireplace and exposed floor boards.

BEDROOM TWO 8' 7" x 12' 4" (2.62m x 3.76m) Having a rear facing window, radiator, original cast iron fireplace, over stairs storage cupboard and carpet flooring.

BATHROOM 6' 4" x 9' 2" (1.95m x 2.80m) Comprising of a panel bath with shower over complemented with a glazed screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window for privacy, bathroom cabinet, part tiled walls and vinyl flooring.

FRONT ASPECT Paved area to the front for storing wheelie bins.

REAR GARDEN This good sized rear garden has been landscaped for easy maintenance with paved seating area and pathway, raised vegetable beds and a further decked seating area, outside tap and courtesy lighting. The garden is secured by dwarf brick walling and wood panels. There is a gateway which allows the right of way for the neighbour's to access the front with bins if required.

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.

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.

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Ground Floor




First Floor



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		
WWW.EPC4U.COM		

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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 and 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.