



QUORN AVENUE, MELTON MOWBRAY

Asking Price Of £158,500

Two Bedrooms

Freehold



MID-TERRACE HOUSE

GREAT FIRST TIME BUY

GARDENS

GOOD COMMUTER LINKS

PERMIT PARKING

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

CENTRAL TO THE TOWN

COUNCIL TAX BAND A

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A great opportunity for the first time buyer, tucked away on a well established residential street this two double bedroom mid-terraced house. Situated within walking distance of Melton Mowbray's town centre and local schools.

The accommodation on offer comprises; lounge, dining room and kitchen to the ground floor. Two double bedrooms and a spacious shower room to the first floor. Outside the property benefits from a courtyard garden with a brick store/utility and a further front garden area. Permit parking for residents and visitors only.



PORCH Part glazed door into the porch having windows to both sides allowing plenty of natural light, tiled flooring and a door through to the lounge.

LOUNGE 8' 2" x 14' 3" (2.5m x 4.35m) Having a front facing walk-in bay window, radiator, feature stone open-fireplace and TV shelf, TV aerial point, decorative coving, picture rails and carpet flooring. door through to the dining room.

DINING ROOM 11' 5" x 12' 0" (3.5m x 3.68m) Having a rear facing window, radiator, door to the staircase, under stairs storage cupboard, carpet flooring and a door through to the kitchen.

KITCHEN 11' 9" x 6' 5" (3.6m x 1.96m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine or dishwasher, space for a freestanding cooker with extractor hood over. Window and external door to the rear garden and tiled flooring.

LANDING Taking the stairs to the first floor landing, loft hatch providing access to an insulated loft area and doors off to;

BEDROOM ONE 11' 8" x 11' 9" (3.58m x 3.6m) A well proportioned double bedroom featuring a front facing window, radiator, carpet flooring, excellent built-in storage, including a full run of fitted cupboards and wardrobes along one wall, complemented by an additional built-in wardrobe.

BEDROOM TWO 12' 2" x 8' 7" (3.72m x 2.62m) A comfortable double bedroom enjoying a rear facing window, radiator, carpet flooring and also benefiting from a built-in wardrobe.

SHOWER ROOM 6' 5" x 12' 0" (1.98m x 3.68m) A sleek, modern suite featuring an independent shower cubicle, low-flush WC and a vanity-unit basin set within a minimalist countertop, with integrated storage above and below. Finished with tiled splash backs, a heated towel rail and a fitted airing cupboard housing the hot water cylinder, the room also includes a wall-mounted British Gas boiler.

UTILITY / STORE A handy storage space with electric and lighting and plumbing.

COURTYARD GARDEN A mainly walled patio garden featuring courtesy lighting, an outside tap and gated rear access.

PERMIT PARKING Residents' Permits cost £55 per year for the first permit, Visitors' Permits cost £11 for a book of 10 day tickets.

AGENTS NOTE TENURE Freehold/Leasehold/Shared Ownership. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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 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.