



88 Melbourne Road, Ibstock

£170,000

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Ibstock, Ibstock

OFFERED WITH NO UPWARD CHAIN This NEWLY RENOVATED TWO DOUBLE BEDROOM COTTAGE occupying a sought after location within the popular commuter village of Ibstock, comes to the market full with character charm, June 2025 fitted gas fired combi boiler and the convenience of modern living. In brief, the property enjoys lounge to the front of the property giving way to an open plan fitted kitchen/diner, utility room and three piece refitted bathroom. Stairs rising to the first floor offer two double bedrooms and externally, there is a low maintenance courtyard garden with lawn. Early viewings come highly advised.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Double Bedrooms
- Newly Renovated
- Open Plan Kitchen/Diner
- Modern Living
- No Upward Chain
- Cottage



GROUND FLOOR

Lounge

10' 1" x 13' 6" (3.07m x 4.12m)

Entered through a composite front door with inset opaque double glazed panel, uPVC double glazed window to front, timber effect LVT flooring and feature brick fronted open fireplace and complemented by exposed timber beams.

Kitchen/Diner

11' 3" x 13' 6" (3.43m x 4.12m)

Inclusive of an attractive range of modern wall and base units with complementary rolled edge work surfaces, four ring induction hob with extractor hood over, electric oven and grill, sink and drainer unit with swan neck mixer tap, breakfast bar peninsular, extractor fan, feature exposed brick fireplace (not in use), exposed timber beams, access to under stairs storage, timber framed single glazed multi pane window to rear and having stairs rising to the first floor.

Utility

5' 2" x 6' 1" (1.58m x 1.85m)

Continuing from the kitchen timber effect LTV flooring and offering space and plumbing for appliances, loft hatch, exposed timber beams, newly fitted June 2025 gas fired central heating boiler, timber framed multi pane door accessing the private rear garden and giving way to the bathroom.

Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)

This three piece suite comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower attachment, part tiled walls, exposed timber beams, extractor fan, timber framed opaque multi pane window to side and having continued timber effect LTV flooring.



FIRST FLOOR

Landing

Stairs rising to the first floor landing provide access to two double bedrooms and loft hatch.

Bedroom One

10' 1" x 13' 1" (3.07m x 3.99m)

Having uPVC double glazed window to front.

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)

Having access to over stairs storage and uPVC double glazed window to rear.

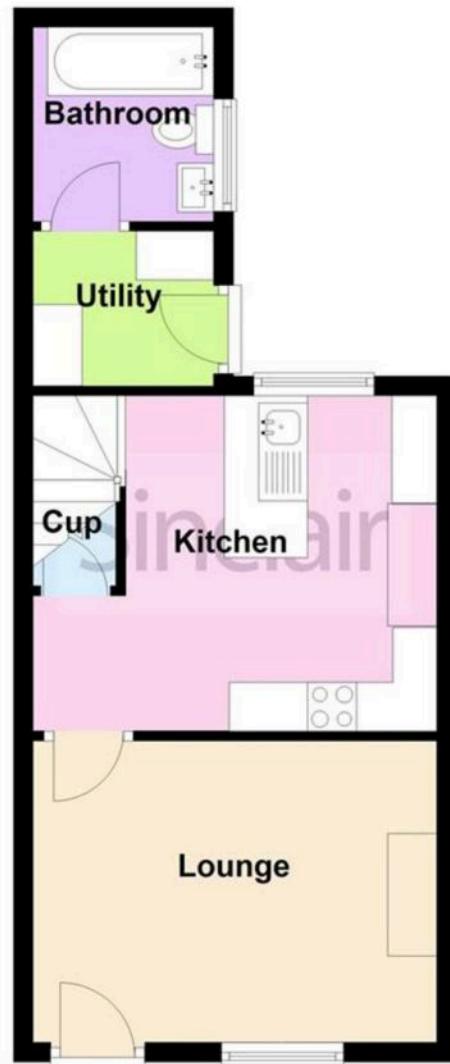
OUTSIDE

Private Rear Garden

A paved courtyard offers access to a further paved patio area facilitated by a water point, side gated access and ascending to a well maintained lawn surrounded by brick wall and timber close board fencing.



Ground Floor



First Floor





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