

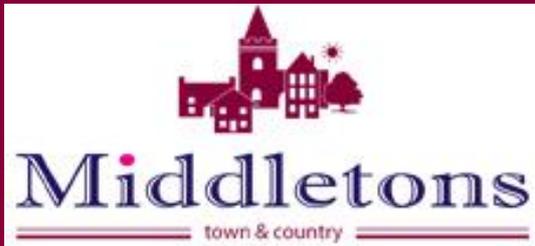


ELMHURST AVENUE, MELTON MOWBRAY

Asking Price Of £199,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

CHAIN FREE

OFF ROAD PARKING

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





A great opportunity for the first time buyer or investor, offered with no onward chain this three bedroom semi-detached house is situated to the west side of Melton Mowbray. Within close proximity to local amenities, schools and the town centre.

The accommodation on offer comprises; entrance hall, lounge, kitchen and dining room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a generous east facing rear garden.

ENTRANCE HALL Having stairs rising to the first floor, under stairs storage cupboard, obscure glazed window to the side, radiator, laminate wood flooring and doors off to;

LOUNGE 13' 5" x 11' 0" (4.09m x 3.37m) Having a front facing box-bay window, radiator, feature fireplace with gas fire and carpet flooring.

KITCHEN 17' 11" x 6' 5" (5.48m x 1.98m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and double draining board, space and plumbing for a washing machine and space for a freestanding cooker with extractor over. Three dual aspect windows, external door to the garden, wall mounted Baxi Boiler, space for a free standing fridge freezer, radiator and tiled flooring.

DINING ROOM 11' 1" x 10' 11" (3.38m x 3.35m) Having patio doors opening onto the rear garden making a great space to entertain, multi-fuel burner, fitted storage to the alcove, radiator and laminate wood flooring.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, loft hatch, carpet flooring and doors off to;

BEDROOM ONE 10' 11" x 9' 0" (3.35m x 2.76m) Having a front facing window, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 8' 9" x 10' 11" (2.69m x 3.35m) Having a rear facing window with far reaching views, radiator, fitted wardrobes and carpet flooring.

BEDROOM THREE 6' 9" x 7' 8" (2.06m x 2.35m) Having a front facing window, radiator, over stairs storage and carpet flooring.

BATHROOM 5' 10" x 6' 8" (1.79m x 2.04m) Comprising of a panel bath with a Triton shower over, low flush WC and a pedestal wash hand basin. Obscure glazed window, radiator, tiled walls and vinyl flooring.

FRONT ASPECT Having a block paved drive providing ample off road parking and gated access to the rear garden.

REAR GARDEN Generous east facing garden having a paved patio adjacent to the house, steps down to a formal lawn and a garden shed.

AGENTS NOTES 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.

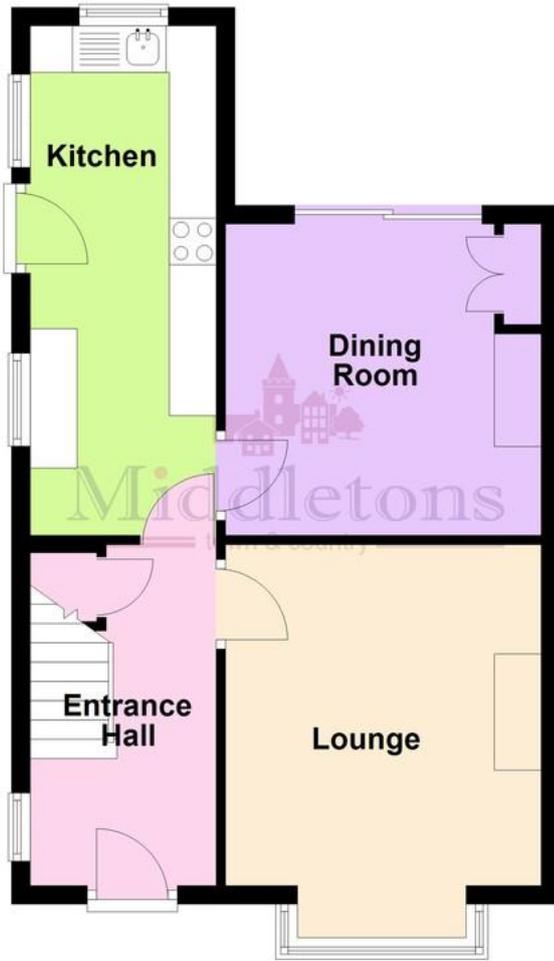
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees



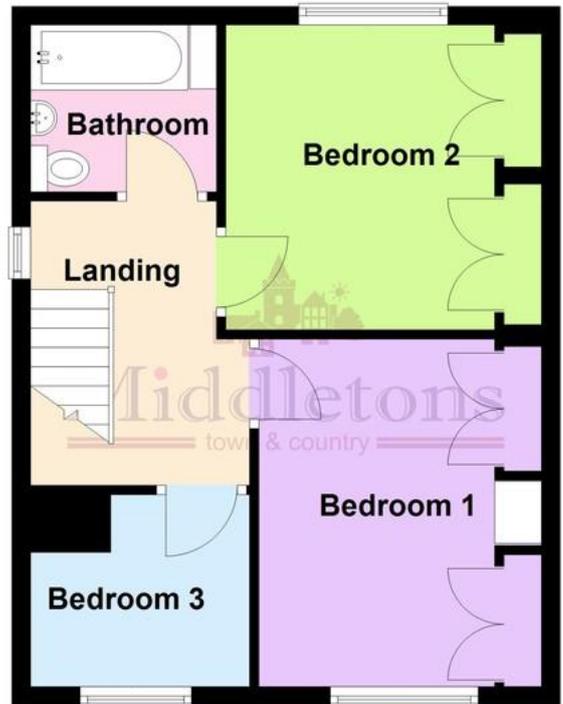




Ground Floor



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		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.