

Balmoral Road | | Melton Mowbray | LE13 1JN

Asking price £220,000

RICHARD HARRISON
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A superb project property in a much sought after part of Melton Mowbray. This spacious property has been a lovely family home for many years and is ready for a new owner to modernise and even extend (subject to planning permission). There is a large car port and driveway, garage and gardens, with the house having GCH with a complete new system being fitted circa 14 yrs ago, majority double glazing and three bedrooms, bathroom, hall, lounge, dining room and kitchen. No Upward Chain.

Detached House	No Upward Chain
Ready for Modernisation	GCH Installed only 14Yrs ago
Large Carport/Drive/Garage	Three Bedrooms
Two Reception Rooms	Enclosed Lawned Garden
Ideal for Extension (STP)	Viewing a Must!

Entrance Porch
With front door and door to -

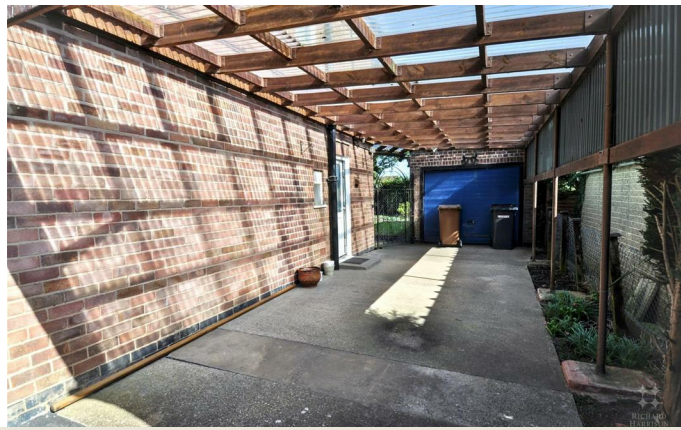
Entrance Hall
A spacious hallway with access to the understairs cupboard and staircase rising to the first floor.

Lounge
With a feature fireplace, window to the front and access to the dining room.

Dining Room
With a large window to the rear overlooking the garden, space for dining table and chairs and a serving hatch to the kitchen.







"A Much Sought After Part of Town"











Kitchen
With a large pantry, a range of units, sink, door to the side car port and a window to the rear.

First Floor Landing
With window to the side and access to all rooms.

Bedroom 1
A large bedroom with window to the front.

Bedroom 2
A double bedroom with window to the rear and a cupboard housing the Gas Central Heating Boiler, we are informed by the vendor that the entire GCH system was installed approx 14 years ago.

Bedroom 3
With window to the front.

Bathroom
Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath. There is a window to the rear.

Outside
The property sits on a good plot, with hardstanding to the front and side beneath car port, this in turn leads to the garage which has power and lighting and a storage room to the rear. The rear garden is mainly laid to lawn.

The Area
The historic Town Of Melton Mowbray is well serviced with local schools, shops and amenities. The train station provides a direct link to London Kings Cross, whilst the heritage of the town spans everything from Pork Pies to many Royal connections. The property is set in a popular location with easy access to local shop and amenities as well as the town centre which has an array of independent and national chain stores.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon











as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



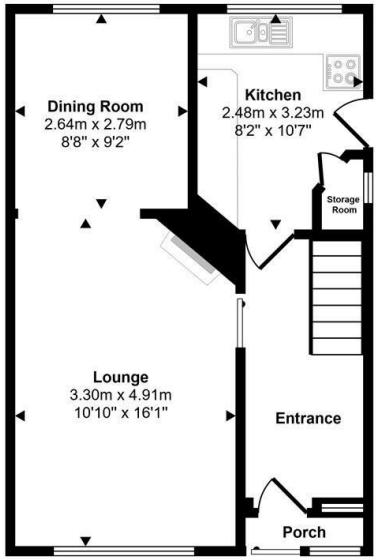


"An Ideal Project Home for a Family"

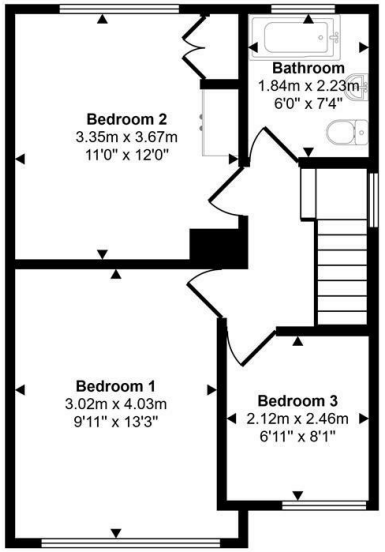




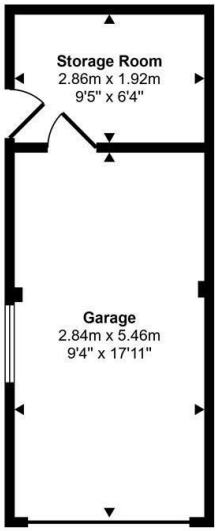
Approx Gross Internal Area
103 sq m / 1114 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft

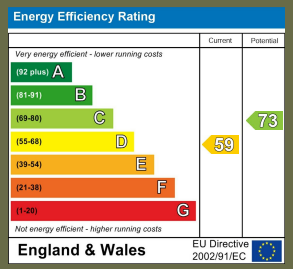


First Floor
Approx 40 sq m / 434 sq ft



Garage/Storage
Approx 21 sq m / 231 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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