



CHARNWOOD AVENUE, ASFORDBY

Asking Price Of £180,000

Two Bedrooms

Freehold



END OF TERRACE HOUSE

TWO DOUBLE BEDROOMS

LOW MAINTENANCE GARDEN

VILLAGE WITH AMENITIES

OFF ROAD PARKING

SHOWER ROOM

LOCAL SCHOOLS NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Great opportunity to get on the property ladder with this two bedroom end-of-terrace house situated in the village of Asfordby. The village has ample amenities to include a local primary school, doctors surgery, Co-Op, Londis stores and the Crown pub. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation on offer comprises: entrance hall, lounge and kitchen diner to the ground floor. Two bedrooms and a shower room to the first floor. Outside the property benefits from off road parking and a good sized, low maintenance rear garden.

ENTRANCE HALL Entered through a part-glazed front door, with stairs to the first-floor landing, radiator and a door to:

LOUNGE 10' 8" x 13' 5" (3.27m x 4.09m) A well-proportioned room featuring a front-facing window, radiator, electric fireplace, TV aerial point and carpet flooring, with a door leading through to the kitchen.

KITCHEN/BREAKFAST ROOM 7' 5" x 13' 11" (2.28m x 4.25m) Fitted with a range of base and drawer units topped with worksurfaces, this bright kitchen includes a stainless steel sink and drainer, plumbing for a washing machine, and space for a freestanding gas cooker and fridge freezer. Two rear-facing windows flood the room with natural light, while an external door opens onto the patio. A handy under-stairs cupboard provides additional storage, complemented by a radiator, ample space for a breakfast table, and easy care vinyl flooring.

LANDING On the first-floor landing is a built-in airing cupboard containing the wall-mounted Worcester boiler, and from here doors open to:

BEDROOM ONE 9' 11" x 10' 10" (3.03m x 3.31m) Having a front-facing window, radiator, fitted wardrobes and carpet flooring.

SHOWER ROOM 5' 6" x 6' 6" (1.68m x 1.99m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator, tiled walls and flooring.

BEDROOM TWO 11' 1" x 7' 0" (3.4m x 2.15m) A smaller double room having a rear-facing window, radiator and

carpet flooring.

FRONT ASPECT Gravel driveway providing off-road parking, with a paved pathway to the front door and a gated side passage leading to the rear garden.

REAR GARDEN A good-sized east-facing garden, landscaped for ease of maintenance, featuring a sandstone patio adjacent to the house, garden tap, greenhouse, gravel and slate beds, and a garden shed. Wood-panel fencing secures the boundary.

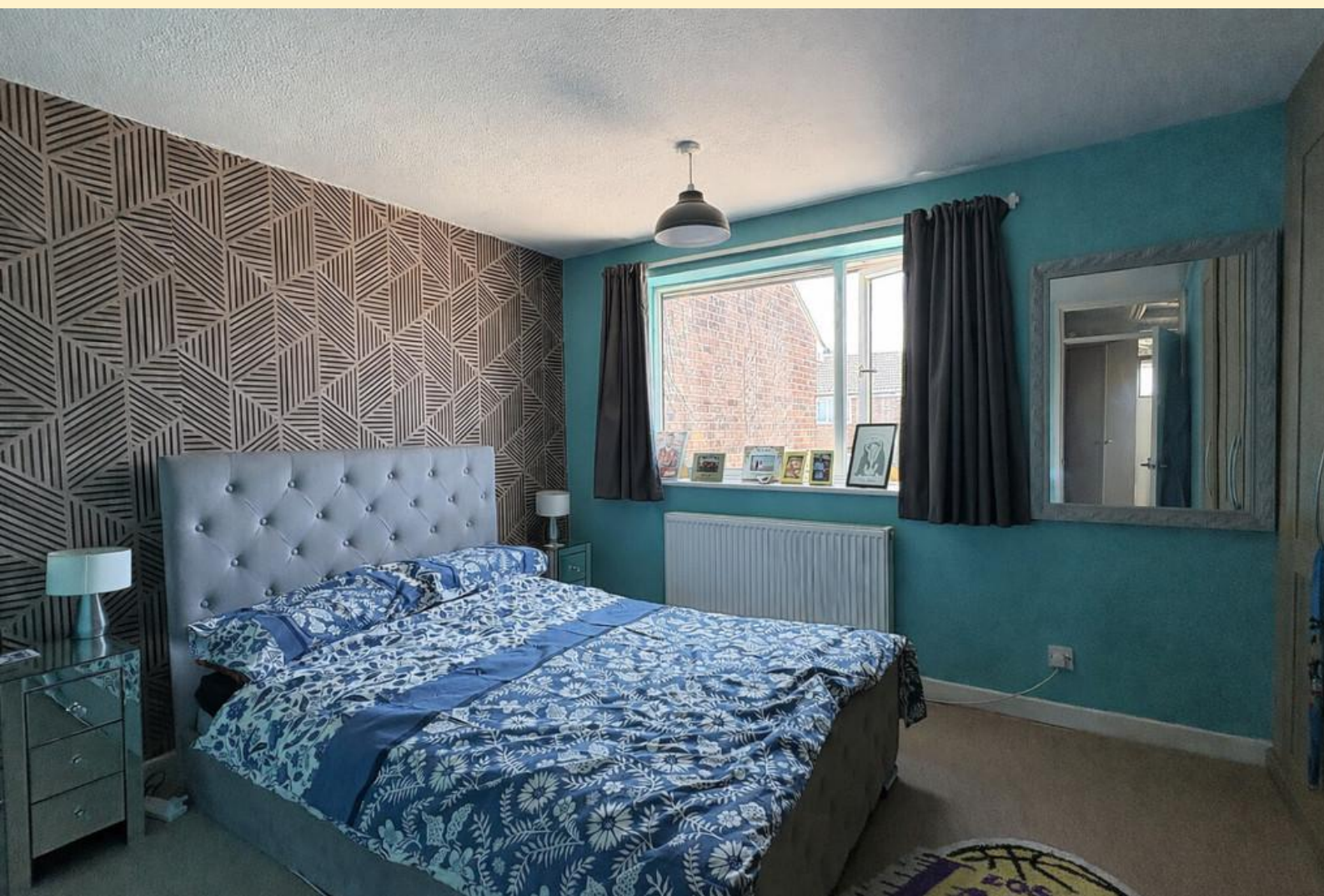
FURTHER PARKING Further off-road parking is located in the car park at the end of the terrace row.

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.

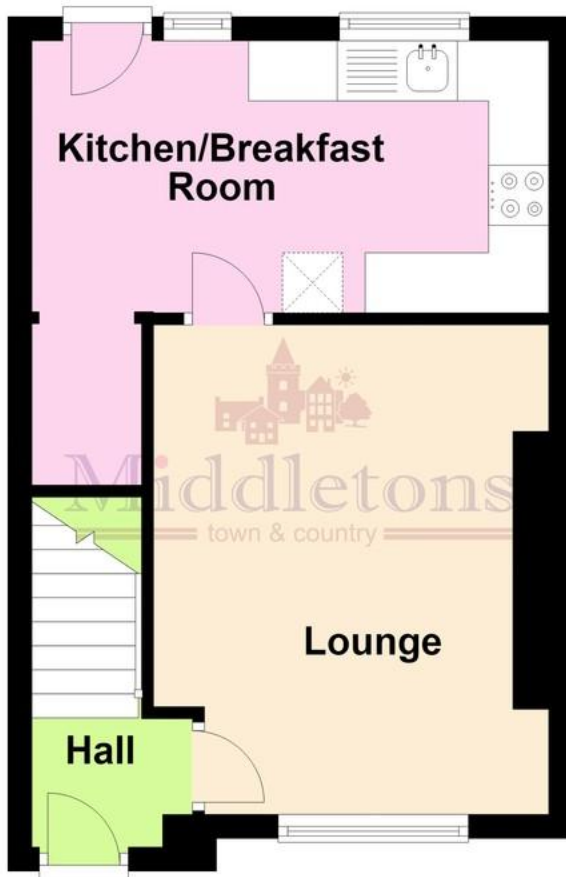
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Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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.