



1 Duke Street, Melton Mowbray

Offers Over £180,000

 **NEWTON FALLOWELL**

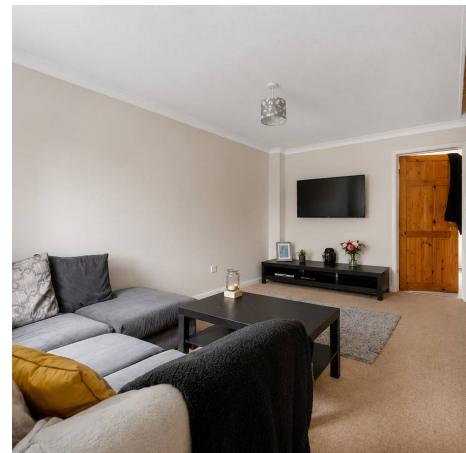
1 Duke Street

Melton Mowbray

Offering an ideal investment opportunity with a tenant in situ, is this modern semi-detached home situated in a quiet cul-de-sac close to many local amenities and a short walk to Melton Country Park. Having the benefit of uPVC double glazing, gas central heating and allocated parking, the accommodation comprises in brief, entrance porch, living room and dining kitchen. On the first floor are two double bedrooms and a family bathroom. Outside to the front is allocated parking for two cars and gated access to an enclosed rear garden.

Accessed via the front door into the entrance porch and door leading through to a good sized living room having a window to the front aspect, stairs rising to the first floor with a wooden balustrade and door off to a modern dining kitchen. A nicely fitted kitchen with a range of wall and base units, complementary worktops, sink and drainer, integrated oven and gas hob with a stainless steel extractor hood above, space and plumbing for a washing machine, wall mounted central heating boiler, space to dine and window and door to the rear aspect. Stairs rising to the first floor landing with loft access and doors off to two double bedrooms and a family bathroom having a white three piece suite comprising a low flush WC, wash hand basin and bath.

Gated access to an enclosed rear garden with a paved patio, an area laid to lawn, garden shed, hedging and fencing to the boundaries.





Entrance Porch

4' 4" x 3' 8" (1.32m x 1.13m)

Living Room

15' 3" x 12' 2" (4.65m x 3.71m)

Kitchen Diner

12' 2" x 8' 10" (3.71m x 2.69m)

First Floor Landing

6' 4" x 3' 8" (1.94m x 1.13m)

Bedroom One

12' 2" x 10' 0" (3.71m x 3.05m)

Bedroom Two

12' 2" x 7' 6" (3.71m x 2.28m)

Family Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)



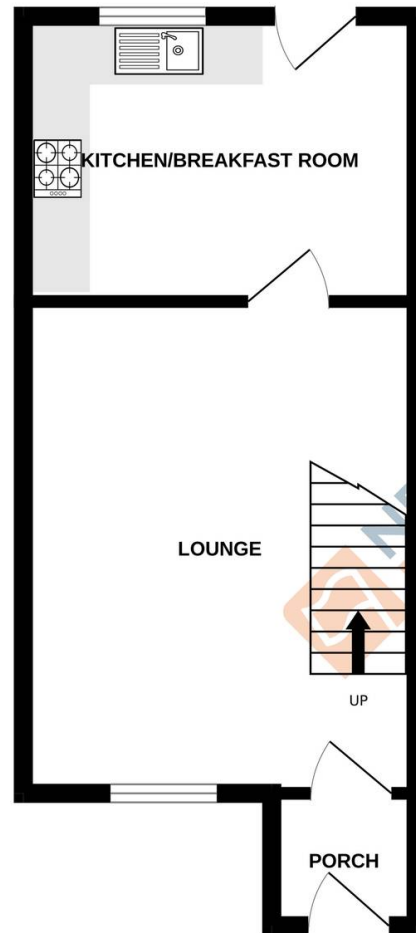
Council Tax band: B

Tenure: Freehold

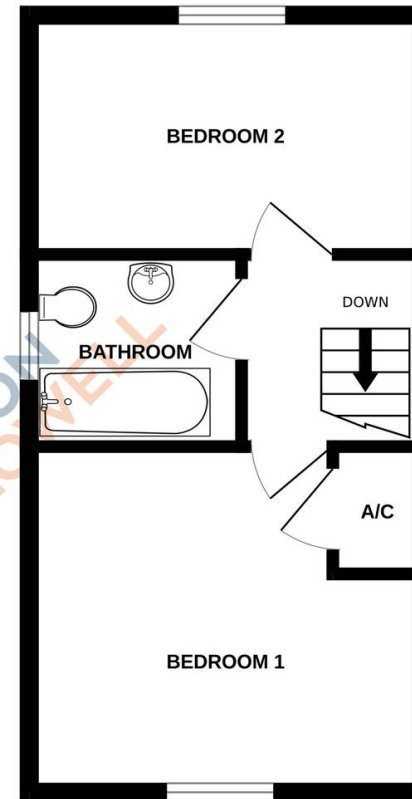
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Melton Mowbray

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