

ROSEBERY AVENUE, MELTON MOWBRAY

Asking Price Of £175,000

Three Bedrooms

Freehold

Middletons
town & country

- MID-TERRACE HOUSE
- GREAT FIRST TIME BUY
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LINKS
- CHAIN FREE
- NEW FLOORING AND DECOR
- LOCAL SCHOOLS NEARBY
- CENTRAL TO THE TOWN
- COUNCIL TAX BAND A

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A fantastic opportunity to acquire a chain- free, refurbished three- bedroom terraced home positioned right in the heart of Melton Mowbray. Offering effortless access to the town centre, local amenities and superb transport links, this property is perfectly placed for convenient day to day living. Thoughtfully maintained throughout, it provides an ideal setting for first- time buyers, downsizers or investors seeking a central, walk to everything location.

The accommodation on offer comprises; lounge, dining room, kitchen and a family bathroom to the ground floor and three good sized bedrooms to the first floor. Outside the property benefits from a low maintenance rear garden.

LOUNGE 11' 10" x 11' 9" (3.63m x 3.59m) As you enter the lounge, a generous front window brings in an abundance of natural light. Traditional picture rails enhance the room's charm, with the fireplace and electric fire forming a welcoming focal point. A radiator and new wooden laminate flooring complete the space, with a door providing access to the dining room.

DINING ROOM 11' 6" x 15' 3" (3.52m x 4.66m) A welcoming space featuring a rear-facing window drawing in natural light, radiator and an original fireplace adding character and charm. Stairs rise to the first floor with an under stairs storage cupboard neatly tucked beneath. New laminate wood flooring runs throughout, with a door leading through to the kitchen.

KITCHEN 11' 8" x 7' 1" (3.58m x 2.17m) This well equipped kitchen offers wall, base and drawer units with subtle under-lighting, complemented by work surfaces and a composite sink with drainer. Integrated appliances include an electric oven and electric hob with extractor fan. A side-facing window brings in natural light, while an external side door offers convenient access outdoors, and a further internal door leads to the bathroom. Tiled splash backs, spot lights and a newly tiled floor complete the space.

BATHROOM 7' 10" x 6' 1" (2.4m x 1.86m) Comprising a low flush W/C, pedestal wash hand basin and a panel bath with shower over, this bathroom also features a radiator and tiled flooring. An obscure glazed window to the side elevation provides natural light while maintaining privacy.

LANDING Taking the stairs to the first floor, having access to the insulated loft space and doors off to;

BEDROOM ONE 13' 7" x 11' 11" (4.15m x 3.65m) Having a front facing window with fitted blinds, built-in wardrobe, over stairs storage cupboard, original fireplace, radiator and laminate wood flooring.

BEDROOM TWO 10' 5" x 12' 0" (3.18m x 3.66m) Having a rear facing window, built in wardrobe, over stair storage cupboard, original fire place (Currently being refurbished), radiator and carpet flooring.

BEDROOM THREE 7' 1" x 12' 0" (2.16m x 3.68m) Having a rear facing window fitted with a blind, built-in storage cupboard, original fire, radiator and laminate wood flooring. Wall mounted Worcester combi boiler.

REAR GARDEN South facing rear garden paved for easy maintenance with courtesy lighting, garden tap and greenhouse. Brick walling and wood panel fencing to the boundary with gated access to the front.

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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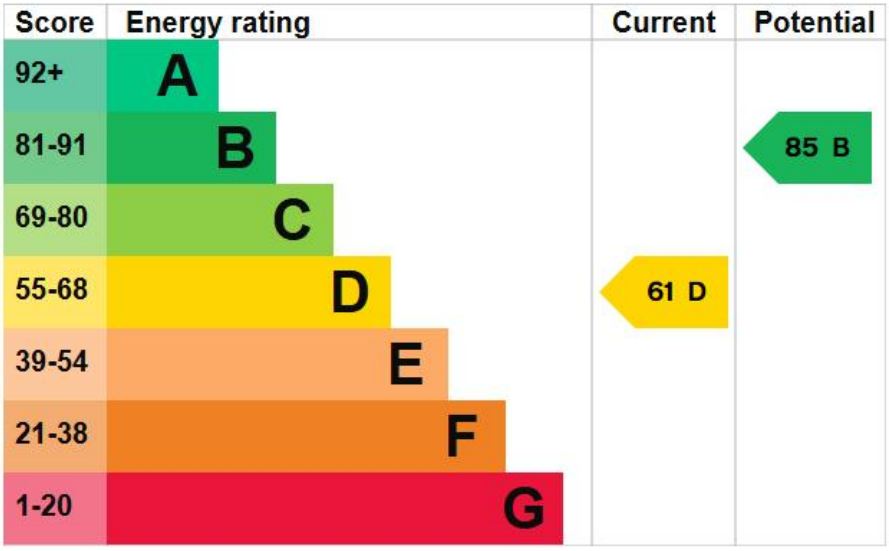
Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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