



STAFFORD AVENUE, MELTON MOWBRAY

£219,950

Three Bedrooms

Freehold



MID-TERRACED HOUSE

GREAT FIRST TIME BUY

THREE BEDROOMS

LOCAL AMENITIES NEARBY

INVESTMENT OPPORTUNITY

REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A charming three-bedroom Victorian mid-terrace home, ideally positioned on the north side of Melton Mowbray. Enjoy the convenience of being within easy walking distance of the town centre, well-regarded local schools, and the train station.

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



ENTRANCE HALL A part-glazed wooden door opens into the hallway, where stairs rise to the first floor. The space features laminate wood flooring, radiator and glazed internal doors leading through to both the lounge and the dining room, allowing light to flow naturally between the rooms.

LOUNGE 13' 4" x 11' 3" (4.08m x 3.45m) The lounge features a walk-in bay window to the front aspect, complete with fitted shutter blinds. A feature fireplace creates a cosy focal point, complemented by fitted base cupboards within the alcoves. Additional highlights include a radiator, classic picture rails, and carpet flooring.

DINING ROOM 11' 7" x 12' 1" (3.54m x 3.69m) Enjoying a window to the rear aspect, this versatile reception space includes an under-stairs storage cupboard, and additional built-in cupboards with drawers for practical everyday organisation. A picture rail adds a touch of period charm, while the laminate wood flooring leads through to the kitchen via an internal door.

KITCHEN 15' 10" x 9' 9" (4.85m x 2.98m) The kitchen is fitted with a generous range of wall, base and drawer units topped with work surfaces, along with a practical breakfast bar. A ceramic one-and-a-half bowl sink and drainer, space and plumbing for a washing machine. A range cooker with extractor hood provides a strong focal point. Dual aspect windows and an external door to the side, a radiator, and tiled flooring for easy maintenance.

LANDING Taking the stairs from the entrance hall, you arrive at the first-floor landing, which offers access to the boarded loft space with lighting. The landing features carpet flooring and doors leading to the adjoining rooms.

BEDROOM ONE 12' 9" x 11' 3" (3.9m x 3.43m) This bedroom features a window to the front aspect, built-in double wardrobes, a radiator, and carpet flooring.

BEDROOM TWO 12' 0" x 9' 2" (3.66m x 2.8m) This bedroom enjoys a window to the rear aspect, along with a radiator and carpet flooring.

BEDROOM THREE 9' 2" x 9' 8" (2.8m x 2.95m) Having a window to the rear aspect, along with a radiator and carpet flooring.

BATHROOM 5' 5" x 5' 10" (1.66m x 1.80m) The bathroom comprises a panelled bath with shower riser over and a glazed shower screen, a pedestal wash hand basin, a low-flush WC, and a heated towel rail. An obscure-glazed window provides natural light while maintaining privacy, and the space is finished with tiled walls and flooring for easy maintenance.

FRONT ASPECT The front of the property features a brick boundary wall with gated access, a paved frontage, and a storm porch leading to the front door.

REAR GARDEN The property enjoys a generous rear garden, featuring a paved seating area adjacent to the house, complete with a garden tap and external electric sockets. A formal lawn leads to a hard-paved section and a garden shed, offering practical storage. The boundaries are enclosed with wood-panel fencing, with gated access provided to the rear.

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.

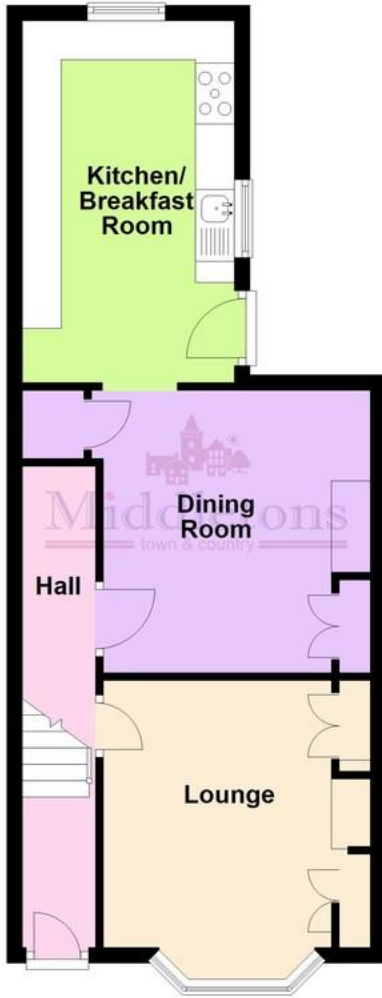
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Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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