Connells

Kings Road
Melton Mowbray

Kings Road
Melton Mowbray LE13 1QF

for sale offers in excess of
£245,000

Property Description

This well presented two bedroom detached bungalow is situated on a sizable plot within walking distance to the sought after market town of Melton Mowbray. Benefiting from many local amenities and transport links.

The accommodation comprises in brief of a light and airy entrance hallway with storage cupboard and access to the rear garden, a spacious lounge and dining room, modern fitted kitchen, sizable wet room and two double bedrooms. The property also benefits from a private rear garden, driveway for multiple vehicles.

Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Italian
OLIVE, MABEL & ME
ANDREW COTTEE
BILLY CONNOLLY
BILLY CONNOLLY
WINDSWEPT & INTERESTING
ROD

Ground Floor

Total floor area 81.5 m² (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D

Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308004

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.