



117 Tamar Road, Melton Mowbray

Offers Over £210,000

 **NEWTON FALLOWELL**

117 Tamar Road

Melton Mowbray

Situated in a popular residential area on the South side of town is this well presented semi-detached home close to many local amenities and schools. Offering an ideal opportunity for the first time buyer or investor, the accommodation comprises in brief, entrance porch, living room, fitted kitchen, landing to two double bedrooms and a modern family bathroom. There is a block paved driveway to the front of the property providing off-road parking and an enclosed rear garden.

Accessed via the front door into the entrance porch and door leading into the spacious living room having a picture window to the front aspect, radiator, TV point, stairs rising to the first floor and door through to the dining kitchen having space for a table and chairs. The kitchen is fitted with a modern range of base units, complementary worktops, sink and drainer, freestanding cooker, extractor hood above, space and plumbing for a washing machine and further appliances, wood laminate flooring, window and French doors to the rear aspect. Stairs rising to the first floor landing with loft access and doors off to two double bedrooms and a contemporary fully tiled bathroom fitted with a three piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen. Outside to the front is a substantial block paved driveway providing off-road parking and gated access to an enclosed rear garden. There is a paved patio seating area, and laid to lawn, mature shrubs and plants, a garden shed and timber panel fencing to the boundaries.





Entrance Hall

Sitting/Dining Room

18' 4" x 14' 0" (5.59m x 4.27m)

Kitchen/Breakfast Room

8' 5" x 14' 0" (2.57m x 4.27m)

Bedroom One

10' 9" x 10' 4" (3.28m x 3.15m)

Bedroom Two

9' 4" x 11' 7" (2.85m x 3.53m)

Bathroom



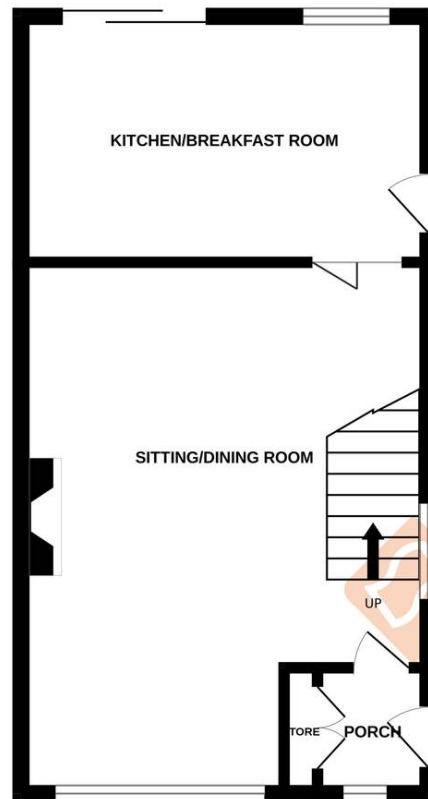
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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