

Connells

Asfordby Road
Melton Mowbray

Asfordby Road
Melton Mowbray LE13 0HR

for sale
£140,000







Property Description

Situated on Asfordby Road in Melton Mowbray, this well-presented two-bedroom flat offers spacious and modern accommodation throughout and benefits from the rare advantage of the freehold being included within the sale. Renovated in recent years, the property is ideal for first-time buyers, investors or those looking to downsize whilst remaining close to local amenities and transport links.

The accommodation is accessed via a private entrance hall with stairs rising to the main living space. The heart of the home is the impressive open-plan kitchen, living and dining room, providing a bright and versatile area for both everyday living and entertaining. The modern kitchen is fitted with a range of contemporary units and offers ample space for dining and lounge furniture.

Leading from the kitchen area is a useful utility room, providing additional storage and appliance space, together with access to a separate WC.

The property features two generously sized double bedrooms, both offering comfortable and well-proportioned accommodation. The bathroom is fitted with a modern suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside, the property benefits from off-road parking. Combining spacious living accommodation with a convenient location and the added benefit of freehold ownership, this is a fantastic opportunity to acquire a well-maintained home in Melton Mowbray.

Kitchen / Living Space

21' 1" x 17' 8" (6.43m x 5.38m)

Spacious open-plan kitchen, living and dining room. The kitchen is fitted with a range of modern white and taupe wall and base units, complemented by work surfaces and incorporating an electric hob with oven below. Window to the front aspect.

Utility Room

Access to toilet

Bedroom 1

9' 6" x 17' 11" (2.90m x 5.46m)

Two windows to rear aspect

Bedroom 2

10' 2" x 13' (3.10m x 3.96m)

Window to front aspect

Bathroom

Bath with over head shower, sink and toilet.

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.'













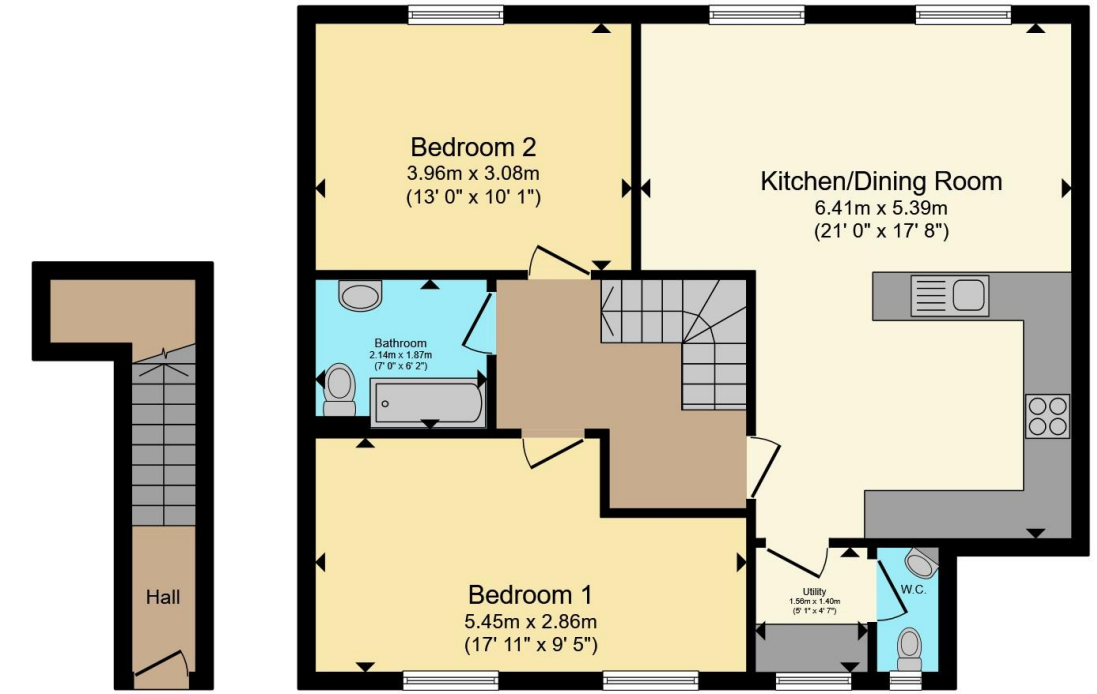

Total floor area 77.8 m² (837 sq.ft.) approx

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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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308058

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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.

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