



SALISBURY AVENUE, MELTON MOWBRAY

Asking Price Of £165,000

Three Bedrooms

Freehold



MID-TERRACED HOUSE

CHAIN FREE

GREAT FIRST TIME BUY

GOOD COMMUTER LINKS

INVESTMENT OPPORTUNITY

REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Great first time buy opportunity and offered with no upward chain. Three double bedroom mid-terraced house within walking distance of local schools, amenities and the town centre.

The accommodation on offer comprises; lounge, dining room, kitchen and bathroom to the ground floor, two double bedrooms to the first floor and a further double bedroom to the second floor. The property also benefits from a garden to the rear with patio.

LOUNGE 10' 11" x 12' 10" (3.33m x 3.93m) Front door into the lounge having a walk-in bay window to the front aspect, radiator, feature fireplace with gas fire, laminate wood flooring and a glazed door to the dining room.

DINING ROOM 10' 11" x 13' 0" (3.35m x 3.98m) Having a window to the rear aspect, radiator, feature open fireplace, glazed door to the staircase, under stairs storage cupboard, laminate wood flooring and opening to the kitchen.

KITCHEN 11' 11" x 6' 5" (3.64m x 1.98m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer, space and plumbing for a washing machine and a Beko freestanding cooker. Window to the side aspect, archway to the rear lobby with space for a fridge freezer, external door to the garden and door to the bathroom.

BATHROOM 7' 11" x 5' 1" (2.42m x 1.55m) Comprising of a panel bath with shower over, low flush WC and a pedestal wash hand basin with bathroom cabinet above. Obscure glazed window, radiator and vinyl flooring.

LANDING Taking the stairs from the dining room to the first floor landing stairs rising to the third bedroom and having doors off to;

BEDROOM ONE 11' 2" x 10' 11" (3.42m x 3.33m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 10' 7" x 10' 11" (3.25m x 3.35m) Having a window to the rear aspect, radiator, built-in storage housing the Baxi boiler and carpet flooring.

BEDROOM THREE 10' 11" x 14' 1" (3.35m x 4.30m) Taking the stairs up to the third double bedroom having a window to the rear aspect, radiator and carpet flooring.

FRONT ASPECT Paved and gravel bed courtyard garden with post and rail fencing.

REAR GARDEN Having concrete adjacent to the house, outside tap, paved pathway to a small lawn and garden shed with electric.

AGENTS NOTE 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.







