



SALISBURY AVENUE, MELTON MOWBRAY

Asking Price Of £170,000

Three Bedrooms

Freehold



END-TERRACE HOUSE

GREAT FIRST TIME BUY

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

CHAIN FREE

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Offered with no onward chain, three bedroom end of terrace house. Situated to the north side of Melton Mowbray, set within a popular residential area, it offers excellent access to Brownlow Primary School, Melton Country Park, and is just a short walk from 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 bedroom to the second floor. Outside the property benefits from a good sized rear garden.

LOUNGE 12' 10" x 10' 9" (3.92m x 3.3m) Having a walk-in bay window to the front, radiator, inset door mat, carpet flooring and door to the dining room.

DINING ROOM 10' 9" x 13' 0" (3.29m x 3.98m) Having a rear facing window, radiator, wall-mounted electric fire with beam mantel, under-stair storage cupboard, carpet flooring, doors off to the staircase and kitchen.

KITCHEN 6' 1" x 12' 4" (1.86m x 3.78m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine. Integrated electric oven and Lamona electric hob with extractor over. Window and external door to the garden, wall mounted central heating boiler and vinyl flooring continuing through to the bathroom.

BATHROOM 6' 4" x 6' 2" (1.95m x 1.88m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator and part tiled walls.

LANDING Taking the stairs to the first floor landing with doors off to the bedrooms and a further staircase to the second floor.

BEDROOM ONE 10' 9" x 11' 1" (3.3m x 3.4m) Having a front facing window, radiator and carpet flooring.

BEDROOM TWO 10' 7" x 10' 9" (3.25m x 3.3m) Having a rear facing window, radiator, built-in cupboard and carpet flooring.

LANDING Taking the stairs to the second floor and bedroom three.

BEDROOM THREE 13' 10" x 10' 0" (4.24m x 3.05m) Having a rear facing window with far reaching views, radiator, eaves storage and carpet flooring.

FRONT ASPECT Small front courtyard graveled for easy maintenance.

REAR GARDEN Paving to the side of the house leading to a formal lawn with a brick wall boundary to one side and wood panel fencing to the rest.

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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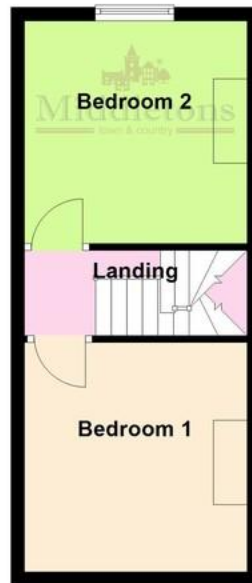




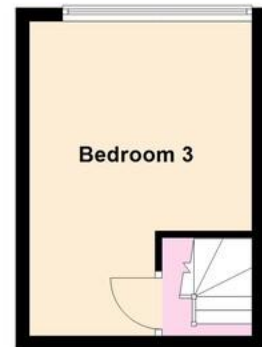
Ground Floor



First Floor



Second 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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		