



FORBES AVENUE, MELTON MOWBRAY

£235,000 to £240,000 (Guide Price)

Three Bedrooms

Freehold



MID-TERRACE HOUSE

DOWNSTAIRS WC

GOOD SIZED GARDEN

CLOSE TO THE MELTON COUNTRY PARK

OFF ROAD PARKING

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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This beautifully presented end-terrace house, built by Taylor Wimpey, offers three generous bedrooms and a welcoming family layout. Located on the north side of town within the Melton Manor Estate, it's just moments from Melton Country Park, local schools and a range of amenities.

The accommodation on offer comprises: entrance hall, lounge, cloakroom and kitchen diner to the round floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a good sized rear garden.



ENTRANCE HALL Having stairs rising to the first floor, carpet flooring and a door through to the lounge.

LOUNGE 14' 9" x 12' 3" (4.5m x 3.74m) A well-proportioned room featuring a front facing window, radiator, TV aerial point, data sockets and carpet flooring, with a door leading through to the kitchen.

WC 3' 4" x 6' 3" (1.03m x 1.92m) Comprising of a dual flush WC, pedestal wash hand basin, radiator, extractor fan and vinyl flooring.

KITCHEN/DINER 9' 5" x 15' 5" (2.88m x 4.72m) Fitted with a modern range of wall base and drawer units topped with return work surfaces, composite one and a half bowl sink and drainer with mixer tap over. Integrated Zanussi appliance comprise a fridge, freezer, washing machine, dishwasher, eye level oven and an AEG gas hob with extractor hood over. Window and French doors to the garden creating a great space to dine, radiator, under stairs storage cupboard and vinyl flooring.

LANDING Taking the stairs to the first floor having doors off to:

BEDROOM ONE 11' 0" x 12' 1" (3.36m x 3.7m) Having a front facing window, radiator, carpet flooring and a door through to the ensuite shower room.

ENSUITE 5' 6" x 5' 10" (1.68m x 1.78m) Comprising of a shower cubicle, dual flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window for privacy, part tiled walls, extractor fan and vinyl flooring.

BEDROOM TWO 10' 10" x 8' 7" (3.32m x 2.62m) Having a rear facing window, radiator and carpet flooring.

BEDROOM THREE 6' 6" x 12' 3" (1.99m x 3.75m) Having a rear facing window, radiator and carpet flooring.

BATHROOM 5' 6" x 6' 7" (1.68m x 2.02m) Comprising of a panel bath with shower over and glazed shower screen, dual flush WC, pedestal wash hand basin and a heated towel rail. Part tiled walls, extractor and vinyl flooring.

FRONT ASPECT Offering generous off-road parking to the front, an ornamental shrub bed and paving to the front door, which continues down the side of the house with gated access to the rear garden.

REAR GARDEN Having a paved patio adjacent to the house with courtesy lighting and a garden tap for convenience, formal lawn with a paved pathway to one side leading to the garden shed. Borders planted with an array of established shrubs and flowers, wood panel fencing to the boundary, shed and handmade bin storage included.

MANAGEMENT CHARGES There is a service charge to maintain the communal areas of £179.67 annually. This information was obtained from the seller.

NOTE TO BUYERS Please be aware at the point of offer your details will be passed to Movewithus the appointed selling agent, who are required to conduct identity and anti money laundering source-of-funds checks. They will make a charge of £49 (plus VAT) per person.

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.

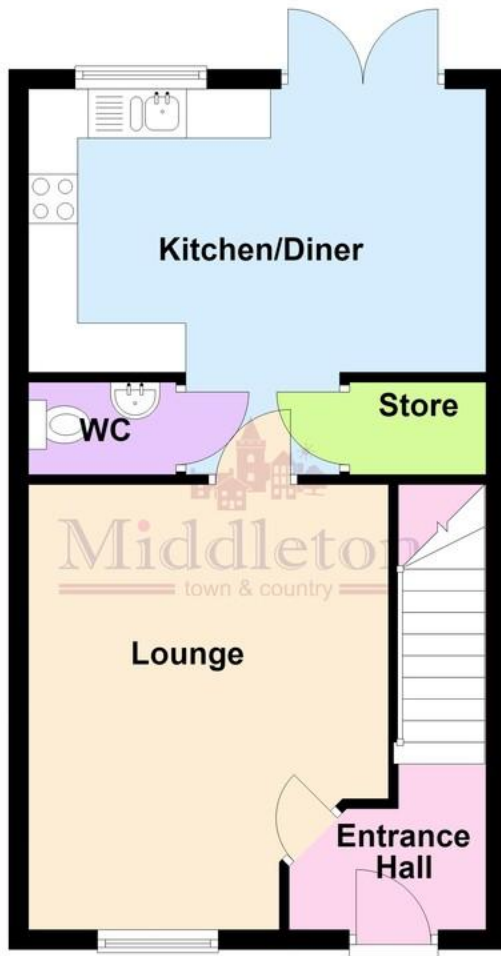
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Ground Floor



First 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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