



Victoria Street, Melton Mowbray  
£185,000



Character charm and period proportions combine to form this end of terrace home situated on the highly regarded Victoria Street to the south of Melton Mowbray, boasting a well-presented interior, excellent reception dimensions and a modern touch throughout. Situated within walking distance of Melton Mowbray's town centre, train station, primary, secondary and post-16 schooling and leisure facilities.

Neatly enclosed by a low level brick wall and gate to the front, entrance is direct into the living room which offers a generous bay window injecting an abundance of natural light. There is also a feature gas fireplace. The accommodation flows into a formal dining room or second reception room which is open plan to the kitchen, offering versatile accommodation for simultaneous culinary endeavours and entertainment.

Stairs rise to the first floor offering two double bedrooms and a modern family bathroom with bath and separate shower.

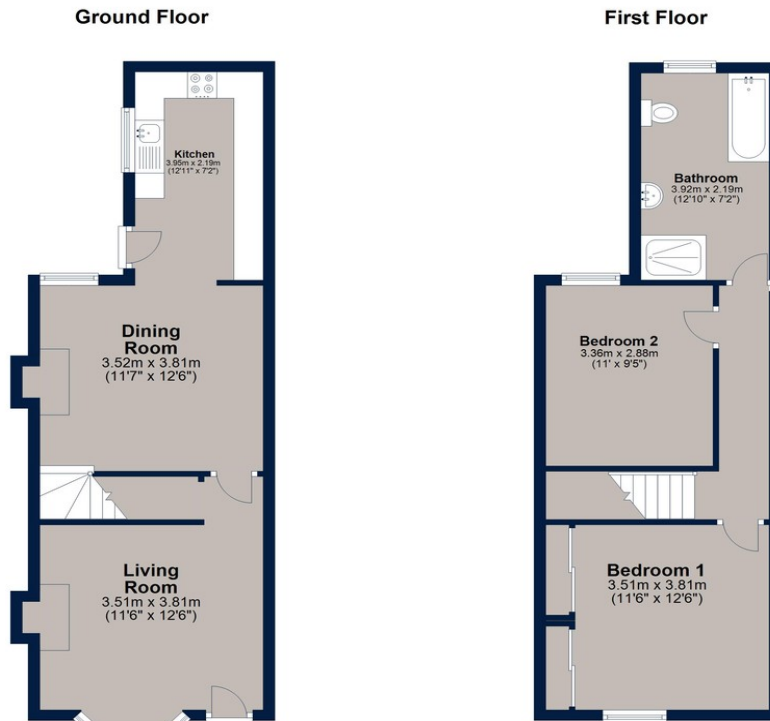
The current vendors have enjoyed the character of their home, exposed brickwork features in some of the rooms and being within a convenient location so close to all of the town's offerings.

Tenure: Freehold  
All mains' services  
Council Tax Band: A  
EPC Rating: E





# Victoria Street, Melton Mowbray



Total area: approx. 79.3 sq. metres (854.1 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements