



Offers In Excess Of £180,000 | Freehold

Albert Street, Melton Mowbray, LE13 0QH



## Key Features & Description

- Detached house with off-road parking
- No onward chain
- Modern boiler
- Walking distance to town centre, train station and schooling
- EPC Rating E
- Council Tax Band C



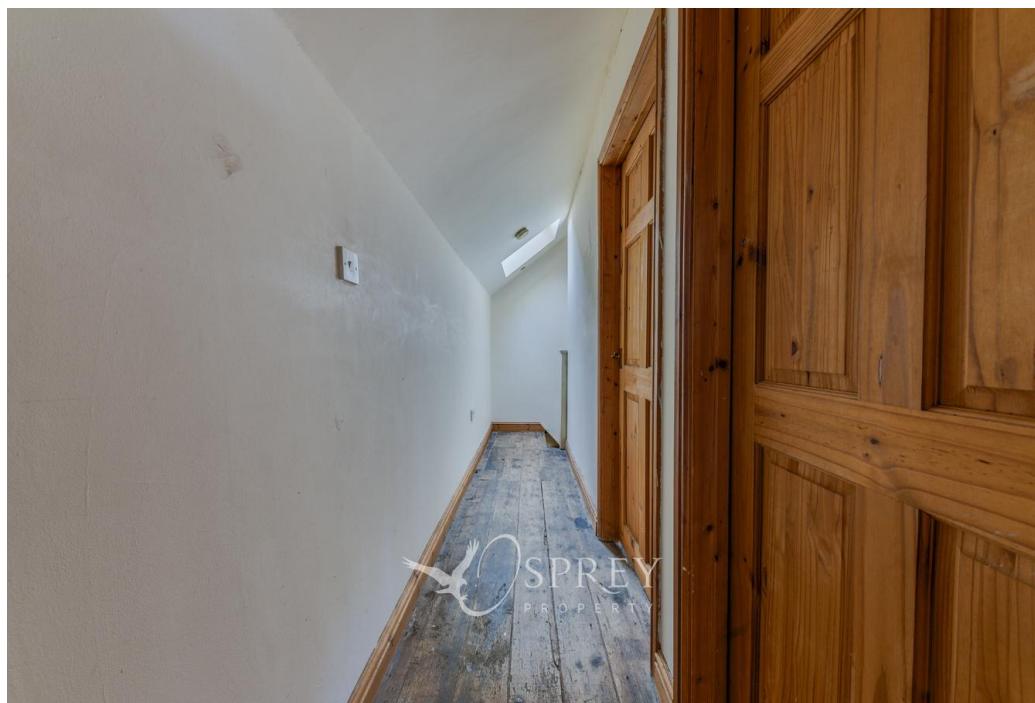
A unique and rare find - a two bedrooned detached property with off-road parking located to the south side of town, within walking distance to the town centre, train station and schooling.

This property is comprised of a front living room with a window to the front aspect, flowing through into the good-sized kitchen/breakfast room which has comfortable room for a decent dining table. Further ground floor accommodation includes a rear lobby offering a handy utility space and a downstairs WC.

The first floor accommodation comprises and airy landing space with Velux window. There are two bedrooms, the second currently used as studio space, and possessing a recessed area for storage. The bathroom has a Velux skylight, bath, WC and sink. Bedroom one is a good-sized room currently housing a double bed, chest of drawers and has a window to the front aspect.

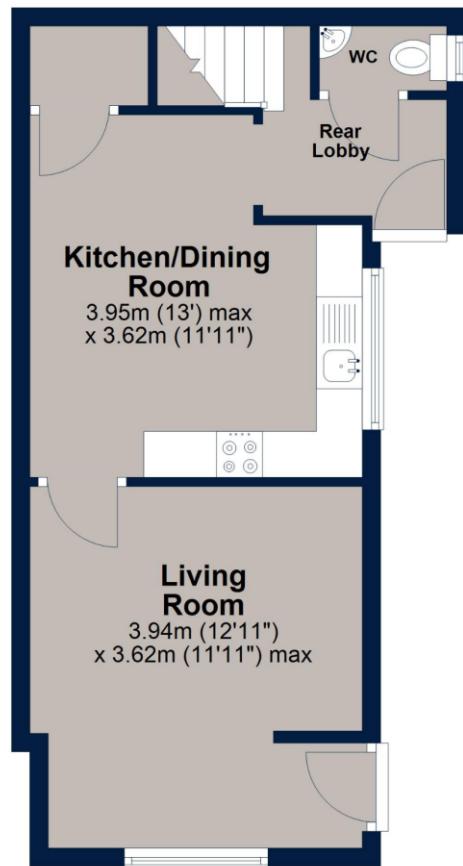
Externally, this property benefits from a drop kerb and front driveway (a rare find on Albert Street) for at least one car, and a low maintenance courtyard garden.

The current vendor has loved being in a detached house, which has the benefit of driveway parking and located within a quiet and friendly neighbourhood, within walking distance to the town centre and amenities.



## Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



## First Floor

Approx. 28.6 sq. metres (307.6 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 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. [www.m-photo.pro](http://www.m-photo.pro)  
Plan produced using PlanUp.



### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.