



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



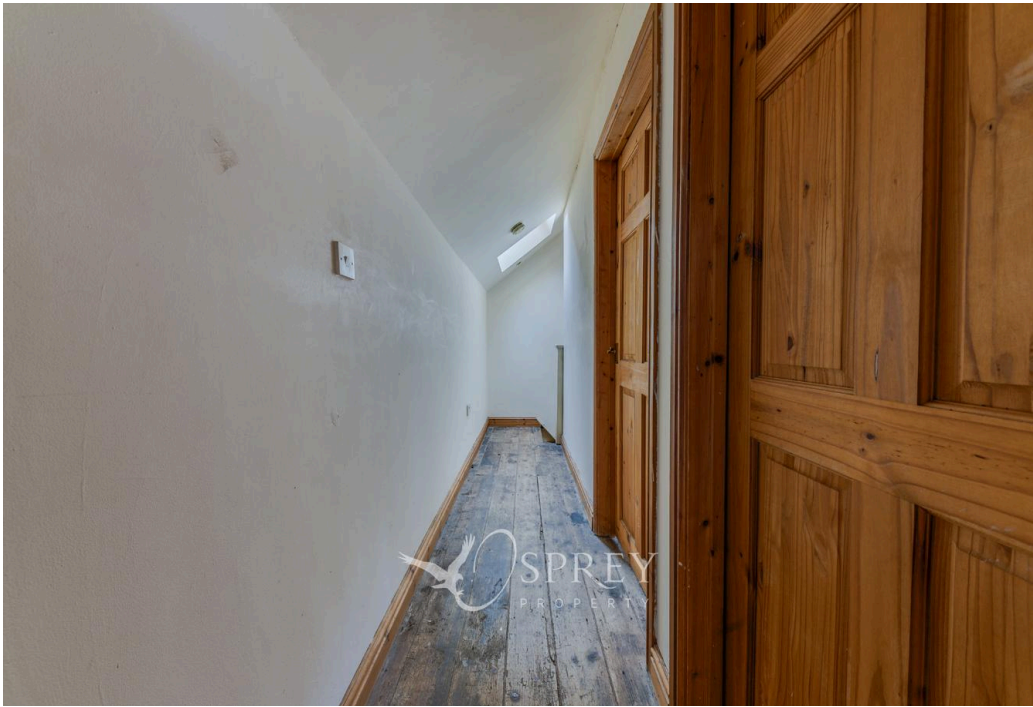
A unique and rare find - a two bedroomed detached property with off-road parking located to the south side of town, within walking distance to the town centre, train station and schooling.

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 an 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.

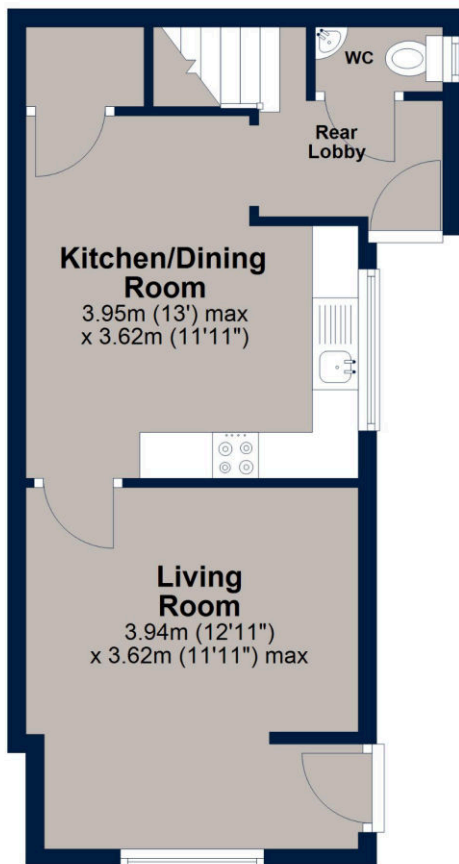
Externally, this property benefits from a drop kerb and front driveway (a rare find on Albert Street) for at least one car, and a low maintenance courtyard garden.

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)



Kitchen/Dining Room

3.95m (13') max
x 3.62m (11'11")

Living Room

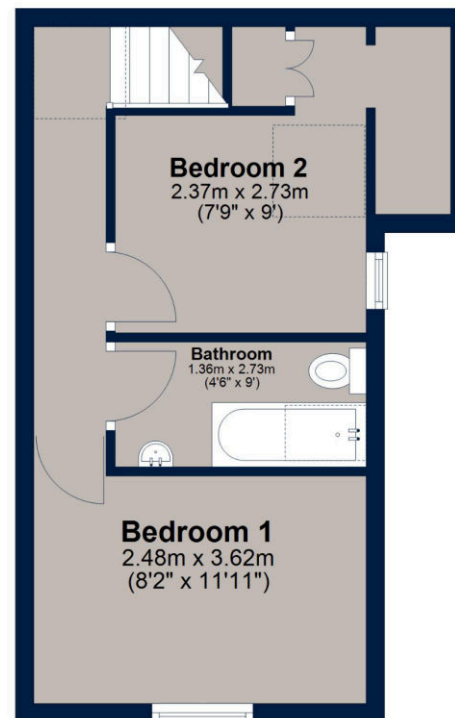
3.94m (12'11")
x 3.62m (11'11") max

Rear Lobby

WC

First Floor

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



Bedroom 2

2.37m x 2.73m
(7'9" x 9')

Bathroom

1.36m x 2.73m
(4'6" x 9')

Bedroom 1

2.48m x 3.62m
(8'2" x 11'11")

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
Plan produced using PlanUp.



Important Notice

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