







Eagles Drive, Melton Mowbray Asking Price Of £175,000



Ideal investment or first-time buyer opportunity. Set on a good plot in a quiet cul-de-sac to the South of Melton Mowbray. Externally there is driveway parking for several vehicles, a garage, and a front and rear garden.

This home would benefit from cosmetic updating throughout and offers a lobby, living room and kitchen/dining room to the ground floor. On the first floor there are two bedrooms and a wet room. Driveway parking leads to a single garage and a good sized enclosed rear garden

Tenure: Freehold All Mains' Services Council Tax Band: B

LOBBY

LIVING ROOM 3.61m x 4.60m (11'10" x 15'1") KITCHEN/DINING ROOM 3.04m x 4.60m (10' 15'1") LANDING BEDROOM 1 3.09m x 3.62m (10'2" x 11'10") BEDROOM 2 3.56m x 2.57m (11'8" x 8'5") WET ROOM





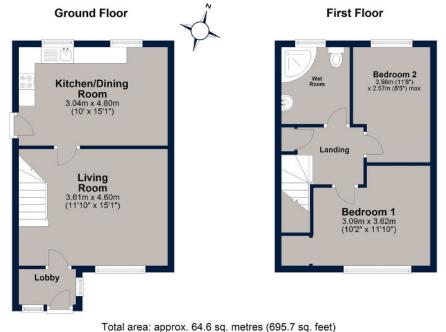








# Eagles Drive, Melton Mowbray



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## Osprey Oakham

4 Burley Road Oakham Rutland LE156DH 01572 756675 oakham@osprey-property.co.uk

## Osprey Stamford 7 Red Lion Street Stamford Lincolnshire, PEg 1PA 01780 769269 stamford@osprey-property.co.uk

#### Osprey Oundle

6 Crown Court Market Place Oundle, PE8 4BQ 01832 272225 oundle@osprey-property.co.uk

#### Osprey Melton

8 Burton Road Melton Leicestershire, LE13 1AE 01664 778170 melton@osprey-property.co.uk Ideal investment or first-time buyer opportunity. Set on a good plot in a quiet cul-de-sac to the South of Melton Mowbray. Externally there is driveway parking for several vehicles, a garage, and a front and rear garden.



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