



Ribble Way, Melton Mowbray
Offers Over £169,950



This two-bedroom end terraced home presents an ideal opportunity for first-time buyers to step on to the ladder. The property occupies a pleasant location and is situated within a quiet setting towards the end of Ribble Way, with views of the town and countryside beyond to the front aspect. Ground floor accommodation comprises entrance hall, kitchen fitted with a range of eye and base level units, fridge oven and washing machine (all included in sale price). The good-sized living room provides gas fire and French doors on to the patio. On the second floor are two double bedrooms and family bathroom. Externally the property offers a front garden, a good-sized fully enclosed rear garden, a large shed which could easily be converted into a workshop or have power added, and parking for vehicles to the rear of the garden.

Tenure: Freehold
All mains' services
Council Tax Band: B
EPC Rating: D
No Onward Chain





Ribble Way, Melton Mowbray



Total area: approx. 51.3 sq. metres (551.9 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.



This two-bedroom end of terrace home presents an ideal opportunity for first-time buyers to step on to the ladder. The property occupies a pleasant location and is situated within a quiet setting towards the end of Ribble Way. Offered for sale with no onward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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