



119 WEST AVENUE

MELTON MOWBRAY, LE13 0JH

Offers around:
£134,950
NO CHAIN

A spacious two bedroom end town house situated on the very edge of the town backing onto the DAC fields. Gas fired central heating, sealed unit double glazing, Entrance Hall, spacious Lounge/Diner, Conservatory, Kitchen, Side Lobby with Stores, First Floor Landing, two Double Bedrooms and Shower Room. Off-road parking for two vehicles to the front and a good sized mature rear garden.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Edge of town



This spacious two bedroom end town house is situated on the very edge of the town backing onto the Defence Animal Centre paddocks. The accommodation has gas fired central heating and sealed unit double glazing and includes Entrance Hall, a good sized Lounge/Dining Room, Conservatory, Kitchen, Side Lobby with two integrated Stores, First Floor Landing with two Double Bedrooms and Shower Room. Outside to the front of the property is off-road parking for two vehicles whilst to the rear is a good sized mature garden having views over the fields.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL with door to the front, radiator and staircase to the First Floor.

LOUNGE/DINING ROOM having window to the side and patio doors leading to the Conservatory, two radiators and gas fire with stone hearth and timber mantle.

CONSERVATORY having brick base with double glazed windows to the sides and rear and patio doors leading to the garden.

KITCHEN having window to the front, base and wall units with work surfaces, stainless steel sink top, space for cooker, plumbing and space for washing machine, tiled splashbacks, large storage cupboard housing the wall mounted Ideal Logic gas combi boiler and door to the side leading to:-

LOBBY with doors to both front and rear.

WORKSHOP/STORE and further storage cupboard.

FIRST FLOOR LANDING having window to the front.

BEDROOM ONE having window to the rear with views over the fields, radiator, built-in airing cupboard and built-in wardrobe.

BEDROOM TWO having window to the rear overlooking the fields, radiator and Loft hatch.

SHOWER ROOM having window to the side with white suite comprising w.c., wash basin set into vanity unit and shower cubicle with electric shower, tiled splashbacks and radiator.

OUTSIDE: To the front of the property is a slabbed off-road parking area for two vehicles and steps and path leading down to the front door. To the rear is a large mature garden backing onto fields having patio area, lawns, pond, well stocked beds and borders, a variety of trees etc. and timber garden shed.

SECTION 21 DISCLOSURE: Under Section 21 of the Estate Agents Act we are obliged to point out the vendor has a connection with Shouler & Son.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains gas, electricity, water and drainage.

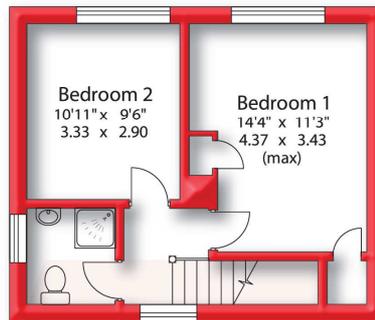
COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

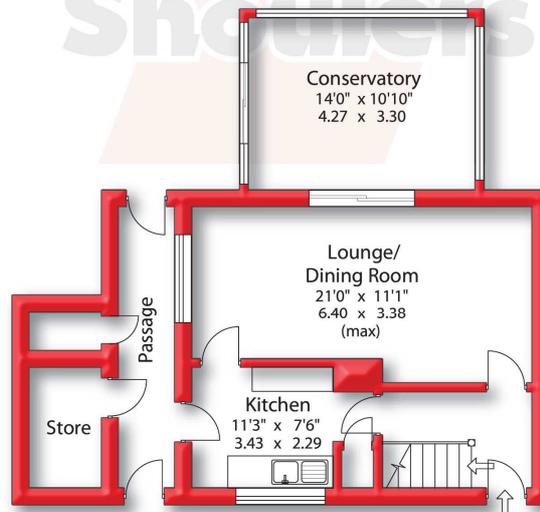
DIRECTIONS: Leave the town centre via Asfordby Road and take the fourth available turning on the right into West Avenue. The property will eventually be seen on the left hand side.

FLOOR PLAN

119 West Avenue
Melton
Approx Gross Floor Area = 885 Sq. Feet
= 82.2 Sq. Metres
(inc. Conservatory. exc. Passage and Stores)



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

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Melton Mowbray, Leicestershire LE13 0UJ

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EPC: This property has an Energy Performance Rating. A copy is available upon request.