

Connells

Clover Drive
Melton Mowbray

Clover Drive
Melton Mowbray LE13 0FL

for sale
£220,000







Property Description

Occupying a generous plot with attractive views across green space, this three-bedroom semi-detached property offers fantastic potential for those looking to complete a renovation project and add value.

The accommodation comprises an entrance hall, reception room and a kitchen/diner which opens into a conservatory overlooking the rear garden. Whilst requiring further improvement, the layout provides excellent scope to create a modern family home tailored to individual tastes and requirements.

To the first floor, there are three bedrooms and a family bathroom. The property benefits from double glazing and presents a blank canvas for further refurbishment and modernisation throughout.

Outside, the property enjoys front and rear gardens together with off-road parking, whilst its elevated position provides pleasant views over adjacent green space. Conveniently located close to local schools, parks, amenities and transport links, the property combines excellent potential with a desirable residential setting.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







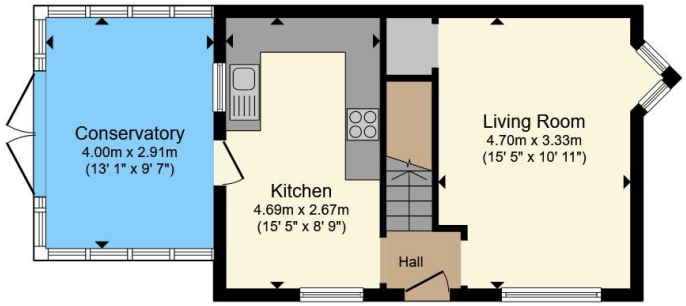




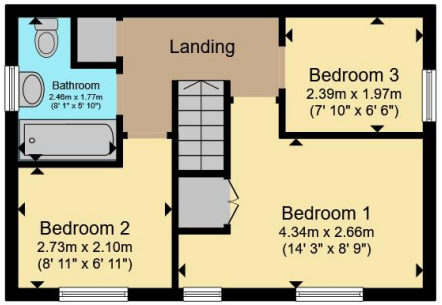








Ground Floor



First Floor

Total floor area 78.6 m² (846 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308132

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.