



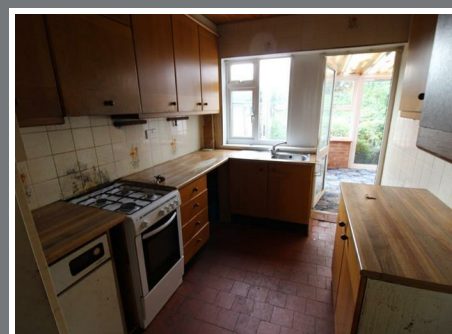
17 BRIGHTSIDE AVENUE

MELTON MOWBRAY, LE13 0JY

Offers in the region of
£185,000

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A 1930's three bedroom semi detached residence located on a popular residential street in Melton Mowbray in need of complete internal renovation and landscaping. The property comprises of entrance hall, lounge, dining room, garden room, kitchen, three bedrooms, bathroom, a large rear garden, single garage and off street parking to the front.



House - Semi-Detached

ACCOMMODATION

ENTRANCE HALL

Entered via a double glazed door to entrance hall with stairs to first floor landing, radiator and under stairs cupboard.

LOUNGE

With bay window to front, radiator and double doors to the dining area.

DINING ROOM

With double glazed doors to garden room with inbuilt cupboard.

KITCHEN

Comprising of a range of eye and base level units, roll top laminate work tops, quarry tiled floor, stainless steel sink, space for washing machine, oven, door to garden room and floor mounted gas boiler.

GARDEN ROOM

With upVC door to garden and sliding patio doors to garden.

LANDING

Leading to :

BEDROOM ONE

A double bedroom with bay window to front, radiator and tiled fire insert.

BEDROOM TWO

A double bedroom with tiled fire insert, radiator and built in wardrobe.

BEDROOM THREE

A single bedroom with radiator.

BATHROOM

Comprising WC, sink, panelled bath with mixer shower, cupboard with immersion heater.

OUTSIDE

There is a single garage and a large rear garden in need of attention. To the front there is a driveway with off street parking for 3-4 cars.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

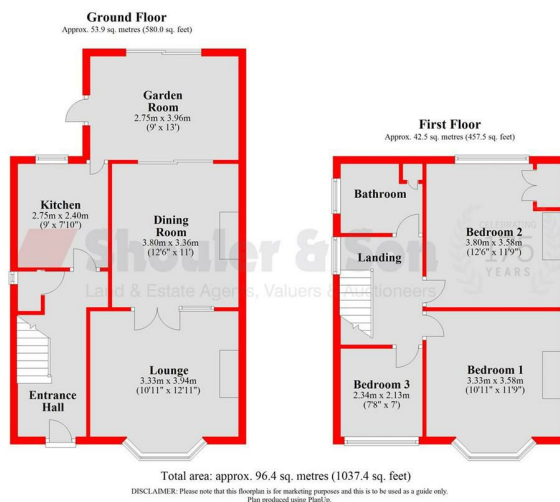
TENURE: Freehold. Vacant possession upon completion.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council.

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

LOCATION : To locate the property take Asfordby Road out of Melton Mowbray. Take the fourth turning on your right into Dorothy Avenue and then take the first turning on your left into Brightside Avenue. The property can then be found 50 meters on your left hand side.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC