

2 bed semi-detached house to buy in LE14

Welby Road, Asfordby Hill, Melton Mowbray, Leicestershire, LE14 3RB

£125,000 Starting Bid

x 2 x 1 x 2

Tenure

Freehold

Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- 2 DOUBLE BEDROOM SEMI DETACHED HOME
- GENEROUS PLOT
- OFF ROAD PARKING & GARAGE
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Auction are happy to present to the market, this 2 double bedroom semi detached residence on Asfordby Hill on the outskirts of Melton Mowbray. Within close proximity to the popular Asfordby Hill Primary School, the property includes 2 receptions, kitchen, front and rear porches, lean to, potting shed, 2 double bedrooms, family bathroom, gas central heating, UPVC double glazing, detached garage/workshop, solar panels, garden stores and private garden. Call to arrange your viewing!

EPC Rating: C

RECEPTION ROOM ONE

4.26m x 4.24m

The first reception room includes carpet flooring, electric fire place and UPVC double glazed window.

RECEPTION ROOM TWO

4.26m x 3.95m

The lounge includes carpet flooring, TV connectivity, large log burner with stove, UPVC double glazed window, access into the lean to and kitchen plus stair case leading to the first floor.

KITCHEN

3.82m x 2.28m

This includes a number of base units with rollover worktop, stainless steel sink and drainer with mixer tap, space for an American style fridge/freezer, space and plumbing for a dishwasher and washing machine, space for a gas cooker, extractor hood, wall mount boiler unit, UPVC double glazed window, original terracotta flooring, tiled splashbacks and access out to the rear porch.

LEAN TO

3.05m x 2.98m

This wood constructed lean to includes concrete flooring, log-burner, windows and access round to the potting shed.

BEDROOM ONE

3.34m x 4.26m

The primary bedroom includes laminate flooring, radiator and UPVC double glazed window.

BEDROOM TWO

3.95m x 3.35m

The second double bedroom has laminate flooring, radiator, over-stair storage and UPVC double glazed window.

BATHROOM

3.82m x 2.28m

This renovated bathroom includes a walk-in shower cubicle, panel bath, vanity unit with integrated low level flush WC, wash hand basin with mixer tap, radiator, part tiled walls, extractor and two UPVC double glazed window.

OUTSIDE - FRONT

To the front of the property, there is a low maintenance garden which is mainly laid with slate shingles, wooden garden gate, walled and picket fenced boundaries, side gate leading to private rear garden and UPVC front door leading into the property.

OUTSIDE - REAR & SIDE

To the rear & side of the property, you will find a generous driveway with roller gate leading towards a large garage & workshop, access to 3 stores with 2 currently being used as kennels and around to the side is a lawn area, raised decking, shrub borders and fenced boundaries.

GARAGE / WORKSHOP

11.39m x 4.76m

This includes lighting, electricity points, work bench, double doors providing access for a vehicle and solar panels located on the roof.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Semi-detached house

Parking: Garage, Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

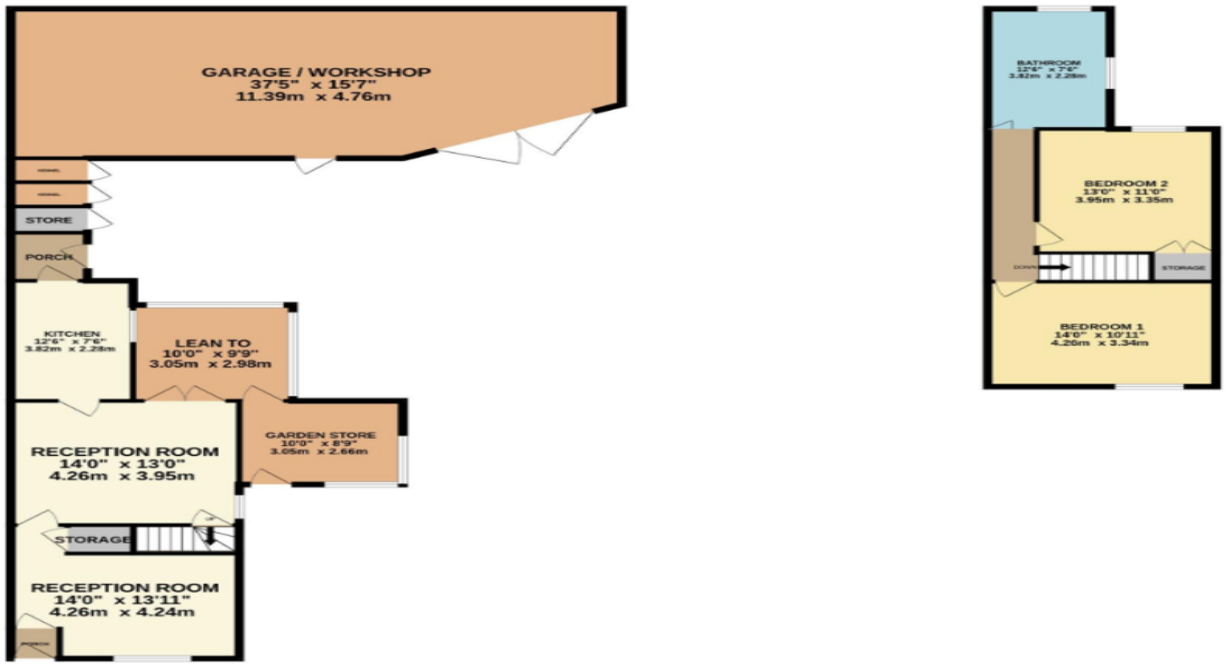
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

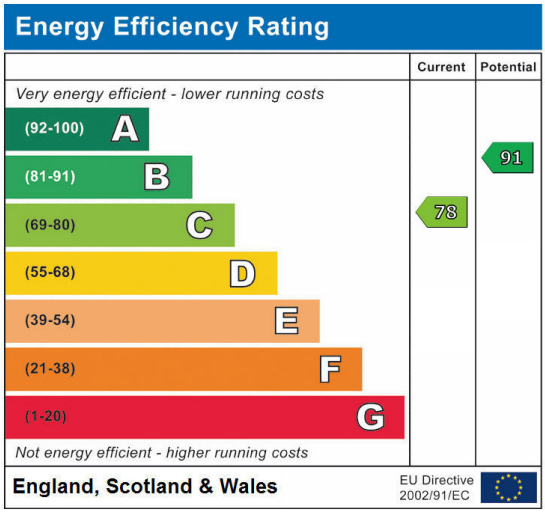


TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Welby Road, Asfordby Hill, Melton Mowbray, Leicestershire, LE14 3RB

Contact your local branch today for more information on this property:

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