



135 WEST AVENUE

MELTON MOWBRAY, LE13 0JJ

Offers around:
£129,950
NO CHAIN

A spacious two bedroom end town house situated on the very edge of the town backing onto the DAC fields. The property does require further modernisation and upgrading and has gas fired central heating and sealed unit double glazing. Entrance Hall, Lounge/Dining Room, Kitchen with Pantry, Side Lobby with large Store and to the First Floor are two Double Bedrooms and Bathroom. Large rear garden with lovely views over the paddocks.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

ACCOMMODATION

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

LOUNGE/DINING ROOM having window to the side, patio doors to the rear overlooking the garden, stone fireplace and two radiators.

KITCHEN having window to the front, fitted base units, stainless steel sink top, Pantry cupboard and door leading to:-

SIDE LOBBY with doors to both front and rear and large store area.

FIRST FLOOR LANDING having window to the front.

BEDROOM ONE having window to the rear, radiator, airing cupboard with hot water cylinder and large built-in wardrobe.

BEDROOM TWO having window to the rear, radiator and two double built-in wardrobes.

BATHROOM having window to the side with suite comprising w.c., wash basin and bath with Mira shower above, tiled splashbacks and radiator.

OUTSIDE: To the front of the property is a mainly slabbed garden with raised gravelled area and steps down from the pavement. To the rear is a large garden with raised patio area, flower beds, extensive lawn and a variety of shrubs and trees. The garden backs onto the DAC paddocks

PLEASE NOTE: The shed and the greenhouse are not included in the sale.

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 taking the last turning on the right into West Avenue. Continue up the hill and the property will be found on the left hand side.



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

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