



**3 Belvoir Street, Melton Mowbray, Leicestershire,
LE13 1QA
£155,000**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 Belvoir Street Melton Mowbray Leicestershire LE13 1QA

A fantastic opportunity to acquire this traditional two bedroom Edwardian townhouse conveniently located for the local supermarket and Brownlow Primary School.

The accommodation briefly comprises two large reception rooms, modern fitted kitchen, two double bedrooms, and a bathroom. Outside there is a mature garden with two brick-built outhouses (one WC) to the lean to and on road parking is available to the front.

The property benefits from gas-fired central heating and uPVC double glazed sash windows, and would make an ideal first time buy or investment opportunity.





Kitchen



Lean To

Description

LOUNGE with a feature wall mounted gas fire, and a radiator.

DINING ROOM with gas stove fire, under stairs storage cupboard, laminate flooring and a radiator.

KITCHEN modern kitchen with a range of wall and base units, stainless steel sink and drainer unit as set in laminate worksurfaces, integrated electric oven and hob, stainless steel extractor fan, integrated fridge, integrated dishwasher, space for undercounter freezer, tiled splash backs, laminate flooring, and door to rear porch area. Please note the dishwasher is not to be maintained by the landlord.

REAR PORCH with two brick-built storage houses, one of which has space for plumbing for a washing machine, and the other houses a w.c. and Ideal gas central heating boiler.

STAIRS TO FIRST FLOOR LANDING with a radiator, leading to:-

DOUBLE BEDROOM with a radiator.

DOUBLE BEDROOM with storage cupboard and a radiator.

BATHROOM with white suite comprising pedestal wash basin, w.c., and bath with Mira electric shower over, heated towel rail, tiled flooring and airing cupboard housing immersion tank and water tank.

OUTSIDE Lawned rear garden with small pond. Timber garden shed. On-road parking to front.



Bedroom 1



Bedroom 2



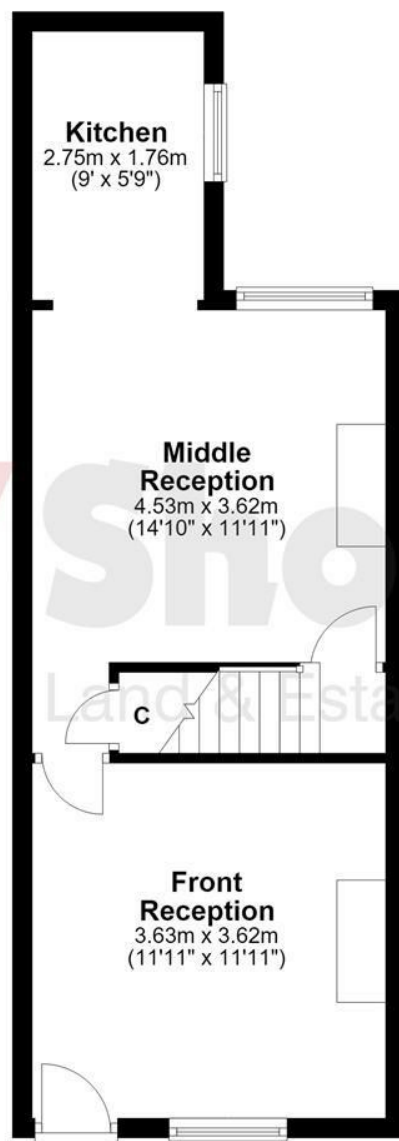
Bathroom



Outbuilding

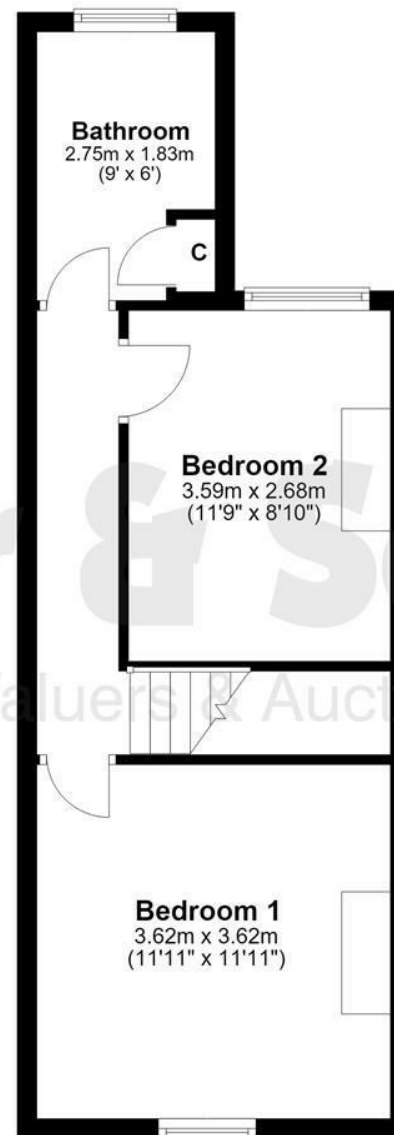
Ground Floor

Approx. 35.0 sq. metres (376.2 sq. feet)

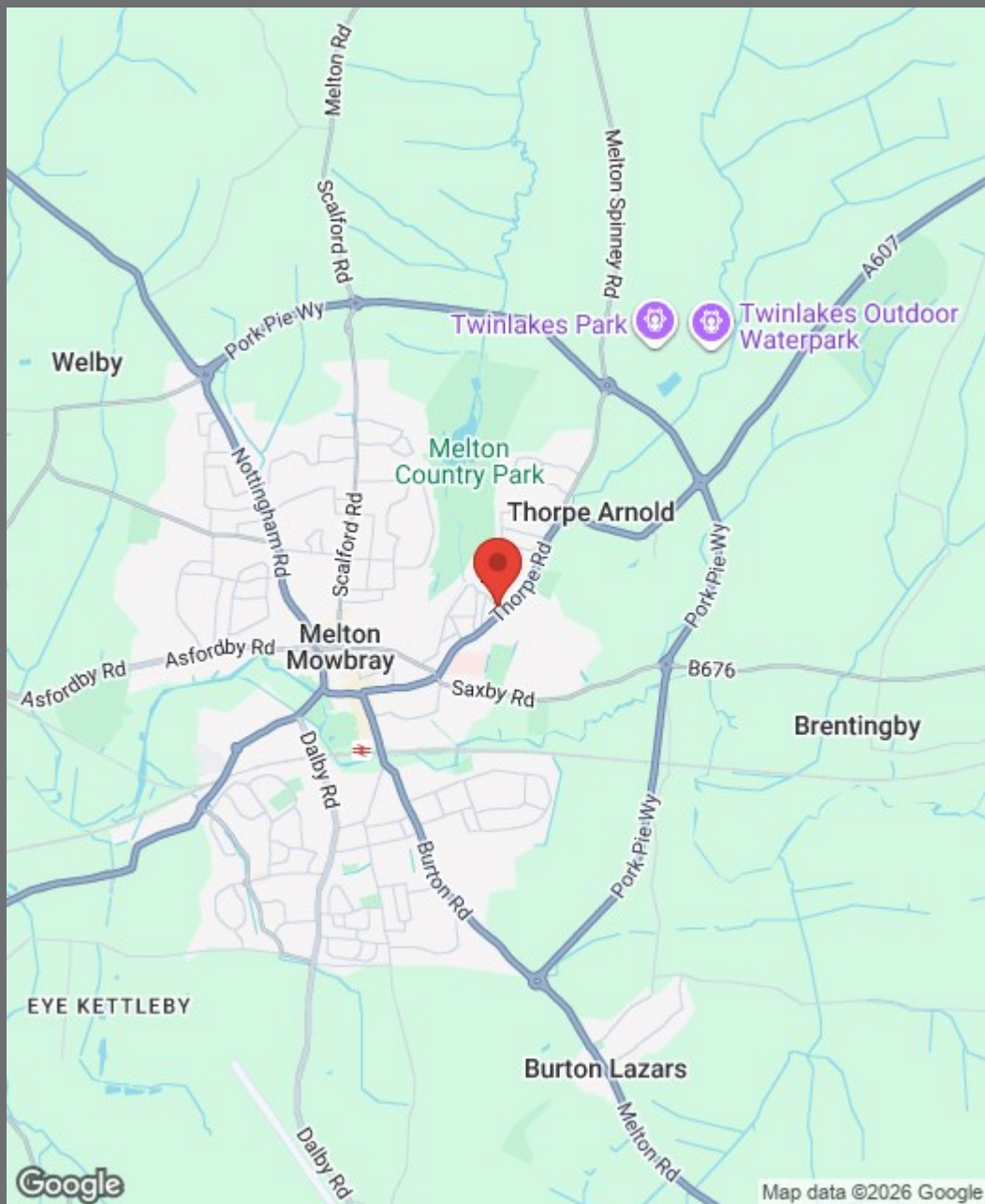


First Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- **TRADITIONAL VICTORIAN TERRACE**
- **GAS FIRED STOVE TO MIDDLE RECEPTION ROOM**
- **TWO RECEPTION ROOMS**
- **TWO DOUBLE BEDROOMS**
- **uPVC SASH WINDOWS & GAS HEATING**
- **ON STREET PARKING TO FRONT**
- **POPULAR LOCATION**
- **MATURE REAR GARDEN**
- **NO ONWARD CHAIN**
- **IDEAL FIRST TIME BUY OR BTL INVESTMENT**



straw.tend.popped



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

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.