



Western Road, Asfordby
Guide Price £160,000 - £170,000



An ideal first time buy, or investment property offered for sale with no chain in the sought after village of Asfordby, close to the village centre amenities. The property is positioned on one of the larger plots on Western Road and benefits from three bedrooms, reasonably sized living/dining area, kitchen, driveway parking and single garage with electric door, UPVC double glazed windows and electric storage heating. Externally the property possesses a wraparound garden as well as driveway parking and a single garage.

Tenure: Freehold
Mains' water and electric storage heating
Council Tax Band: B
EPC Rating: F
No onward chain

Agents' note: this property is subject to a grant of probate.





Western Road, Melton Mowbray



Total area: approx. 80.4 sq. metres (865.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



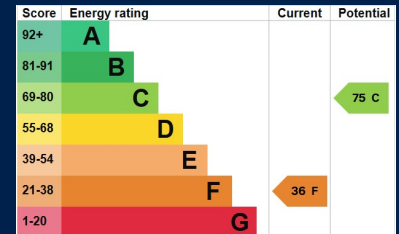
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Asfordby is a much-desired village situated approximately 3 miles due west of the centre of Melton Mowbray. The village is well serviced and benefits from a doctors surgery, highly regarded public house and restaurants as well as a reputable primary school. Well positioned for commuting to Melton Mowbray, Loughborough and Leicester.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements