



Ribble Way, Melton Mowbray
Offers Over £169,950



This two-bedroom end terraced home presents an ideal opportunity for first-time buyers to step on to the ladder. The property occupies a pleasant location and is situated within a quiet setting towards the end of Ribble Way, with views of the town and countryside beyond to the front aspect. Ground floor accommodation comprises entrance hall, kitchen fitted with a range of eye and base level units, fridge oven and washing machine (all included in sale price). The good-sized living room provides gas fire and French doors on to the patio. On the second floor are two double bedrooms and family bathroom. Externally the property offers a front garden, a good-sized fully enclosed rear garden, a large shed which could easily be converted into a workshop or have power added, and parking for vehicles to the rear of the garden.

Tenure: Freehold
All mains' services
Council Tax Band: B
EPC Rating: D
No Onward Chain





Ribble Way, Melton Mowbray



Total area: approx. 51.3 sq. metres (551.9 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.



This two-bedroom end of terrace home presents an ideal opportunity for first-time buyers to step on to the ladder. The property occupies a pleasant location and is situated within a quiet setting towards the end of Ribble Way. Offered for sale with no onward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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