



12 George Street, Melton Mowbray, LE13 1AX
£125,000

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**12 George Street
Melton Mowbray
LE13 1AX**

A fantastic opportunity to acquire this Victorian two bedroom mid terrace property in need of internal modernisation located on a popular residential street situated within walking distance to the town centre.

The residence would make an ideal first time buy or investment opportunity.



Reception 1



Reception 2



The property is entered through a uPVC door into a welcoming front reception room, featuring a radiator, a front-facing window, and an open fireplace with a later surround, creating a cosy sitting area. Beyond this lies the middle reception room, which offers additional living space and includes an understairs storage cupboard, access to the stairwell, a second open fire with a tiled surround, a timber sash window overlooking the rear yard, a radiator, wooden laminate flooring, and an original inbuilt hardwood cupboard. This room also provides access to the galley-style kitchen, which is fitted with a range of solid pine wall and base units, laminate worktops, a freestanding oven, tiled splashbacks, a sink, space for a washing machine, and a floor-mounted Ideal Mexico gas boiler, with a door leading to the rear lobby. The rear lobby offers space for a fridge freezer and access to the yard via a uPVC door, while the ground floor is completed by a bathroom fitted with a bath, sink, low flush WC, radiator, wood-effect vinyl flooring, and a uPVC window.

Upstairs, the stairwell leads to a landing with a loft hatch. The front bedroom is a spacious double room featuring an original cast iron fireplace insert, a front-facing uPVC window, and a radiator. The rear bedroom is also a double and includes a radiator, a timber single-glazed sash window, an original cast iron fireplace insert, a closet positioned over the stairwell, inbuilt wardrobes, and direct access to a shower room. This shower room comprises a shower cubicle with an electric shower, a low flush WC, a sink, a hot water immersion tank, a radiator, vinyl flooring, and a single-glazed timber sash window.

Externally, the property benefits from on-street, non-allocated parking to the front. To the rear, there is a small yard area leading to a communal pathway, beyond which lies a garden area with a timber shed. The garden occupies the left-hand side of the plot directly behind the property.



Bedroom



Bedroom



Bathroom



Bedroom

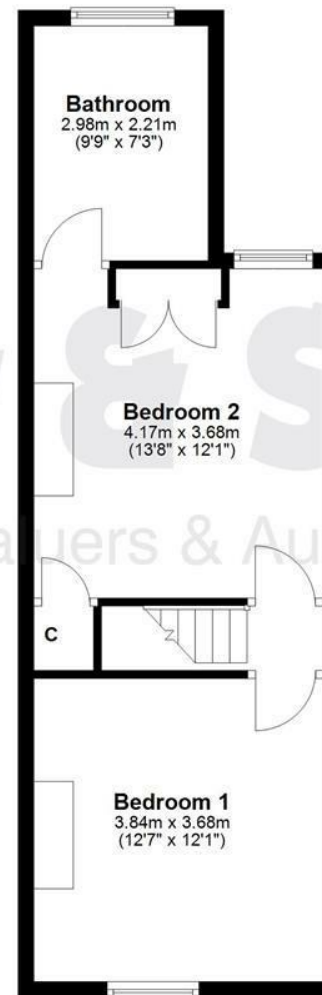
Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)

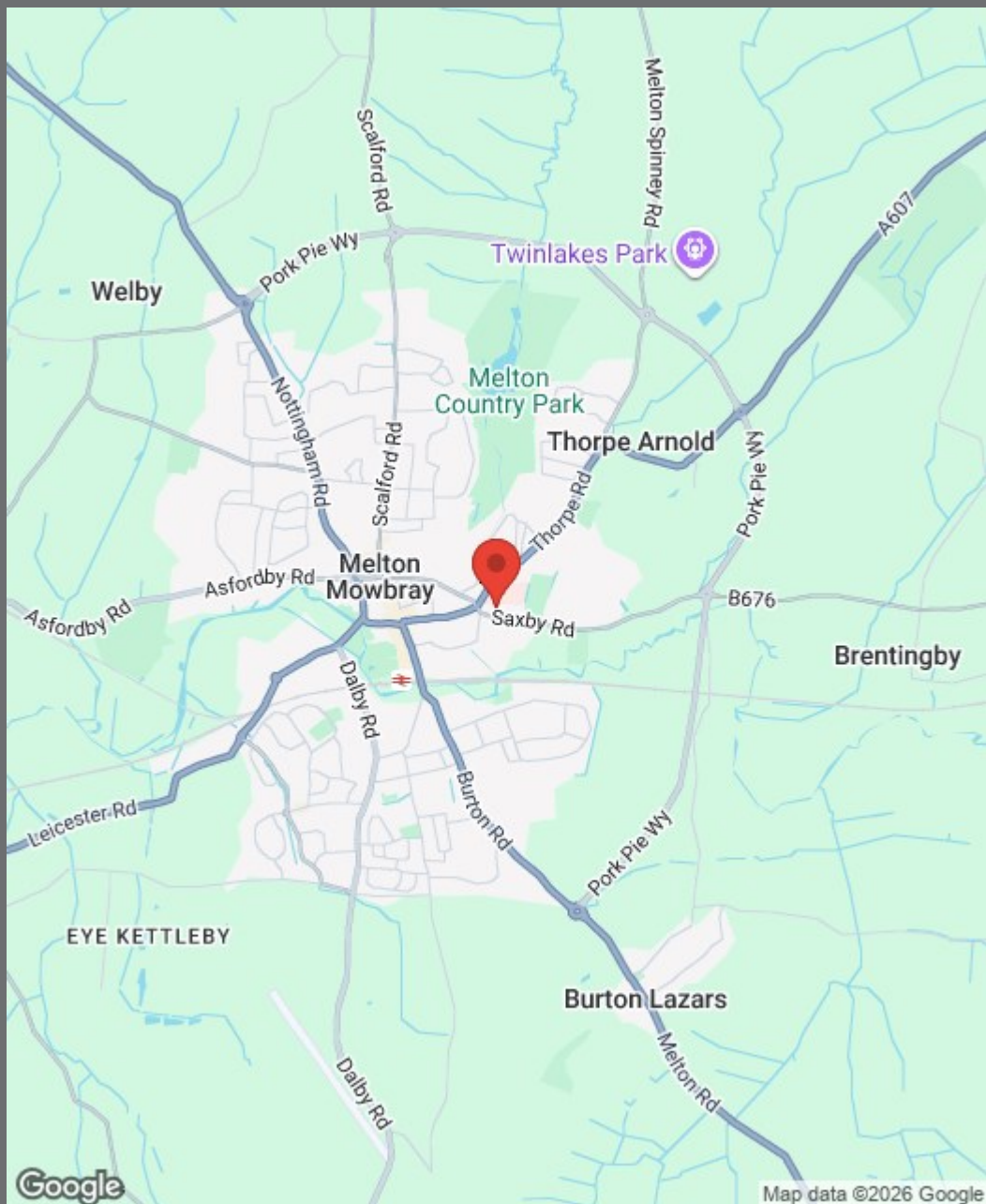


First Floor

Approx. 40.0 sq. metres (430.4 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.



- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN
- FREEHOLD
- IN NEED OF INTERNAL MODERNISATION
- TWO BEDROOMS
- BATHROOM & SEPERATE SHOWER ROOM
- TWO RECEPTION ROOMS
- POPULAR LOCATION CLOSE TO TOWN
- REAR GARDEN
- GAS FIRED HEATING & PARTIAL uPVC GLAZING



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

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

Tel: 01664 560181

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