



**13 Stafford Avenue, Melton Mowbray, LE13 1QZ**

**Offers in excess of £220,000**

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



# 13 Stafford Avenue Melton Mowbray LE13 1QZ

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A fantastic opportunity to acquire this extensively refurbished THREE bedroom terraced period villa located on a sought after street within walking distance of the town centre.

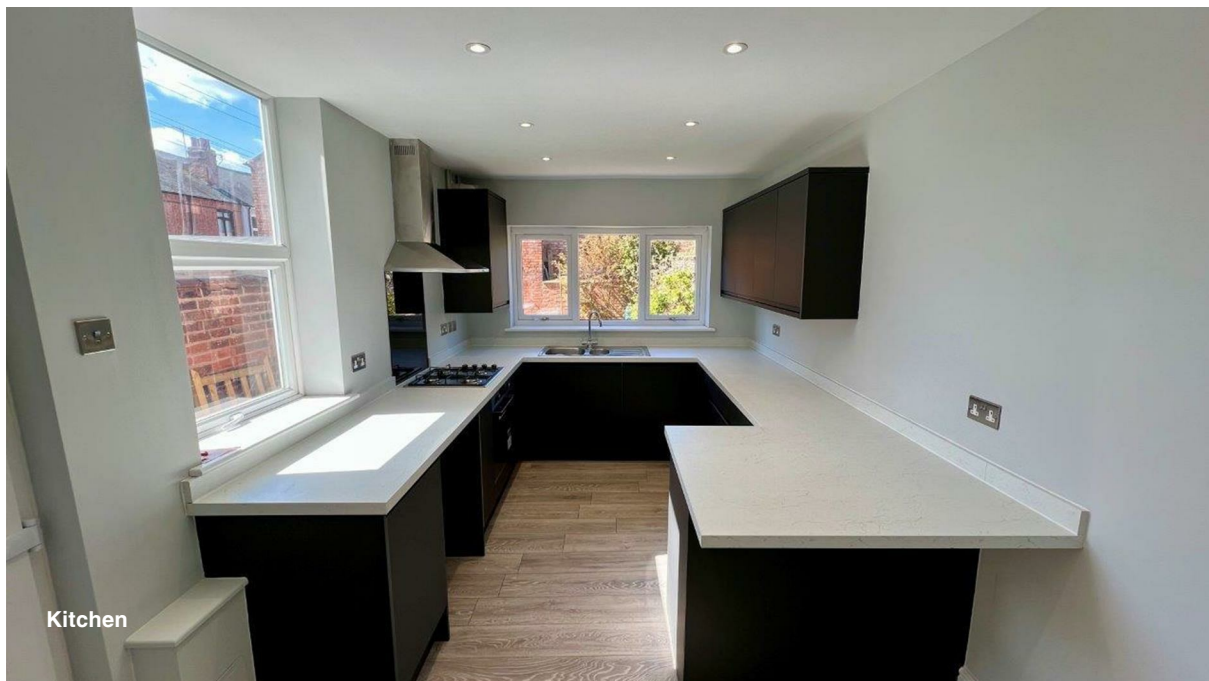
The residence has recently undergone an extensive scheme of refurbishment to include a newly fitted contemporary kitchen with appliances, refitted bathroom, new Worcester Bosch gas combi boiler and all new radiators, partially new double glazing, hardwood oak internal doors, a new composite front door, redecoration throughout, new flooring throughout and external landscaping.

The villa benefits from a modern and sympathetic renovation whilst also retaining character features such as the original tiled Victorian flooring in the entrance hall, a large bay window to the sitting room, picture rails to some rooms and high ceilings giving the home a spacious and airy feel.

Comprising of entrance hall with stairs to first floor landing, a large sitting room with bay window and open archway to the second reception room, a modern kitchen with door to garden. On the first floor there are three double bedrooms and a family bathroom. Outside there is a small ornamental front garden and to the rear the garden is mainly laid to lawn with gravelled area and gated access to Algernon Road.

The property also benefits from no onward chain and would be ideal for either a first time buyer, investor or anyone looking for a renovated period family home.





## SUMMARY

**ENTRANCE HALLWAY :** Entered via a new anthracite gray composite door with stairs to the first floor landing, the hallway also has a radiator and retains its original black and white Victorian tiled flooring.

**FRONT RECEPTION ROOM :** A spacious room with bay window to the front, picture rails, radiator and open archway to the second reception room.

**MIDDLE RECEPTION ROOM :** Another large room with inbuilt storage, radiator, under stairs storage cupboard with shelving, window to rear and door to the kitchen.

**KITCHEN :** A newly fit kitchen comprising of a range of contemporary anthracite gray eye and base level units, marble effect laminate worktops, integrated Lamona electric hob and oven, stainless steel sink, space for washing machine, stainless steel extractor fan, black glass splashback, cupboard housing the newly installed Worcester Bosch combi boiler (which has warranty), integrated Lamona standard size dishwasher, large pull out pan drawers, integrated bin store, breakfast bar area, spotlights, large window overlooking the garden, door to garden and wood effect flooring.

**STAIRWELL/LANDING :** With a fully insulated loft hatch, radiator and small nook area.

**BEDROOM ONE :** A double bedroom with integrated cupboards and wardrobe, window to the front and a radiator.

**BEDROOM TWO :** A rear facing double bedroom with radiator and inbuilt cupboard.

**BATHROOM :** A newly installed suite to include panelled bath with screen and mixer shower, sink built into a vanity unit, low flush WC, extractor fan, chrome heated towel rail, fully tiled walls and tiled flooring.

**BEDROOM THREE :** A small double bedroom with radiator and window overlooking rear garden.

**OUTSIDE :** To the front there is a small ornamental garden behind the original brick wall and gate. To the rear there is a mature garden mainly laid to lawn with a mature bed of various trees and shrubs. There is a further gravelled area with gated access to Algernon Road.

## DISCLAIMER

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.

## IMPORTANT PROPERTY INFORMATION

Council Tax: Melton Council Band B.

Services: Main gas, electric, water and drainage.

Internet: ADSL and Fibre available.

EPC: Band C.

FREEHOLD: Vacant possession upon completion.

NO ONWARD CHAIN.





Bedroom



Bathroom

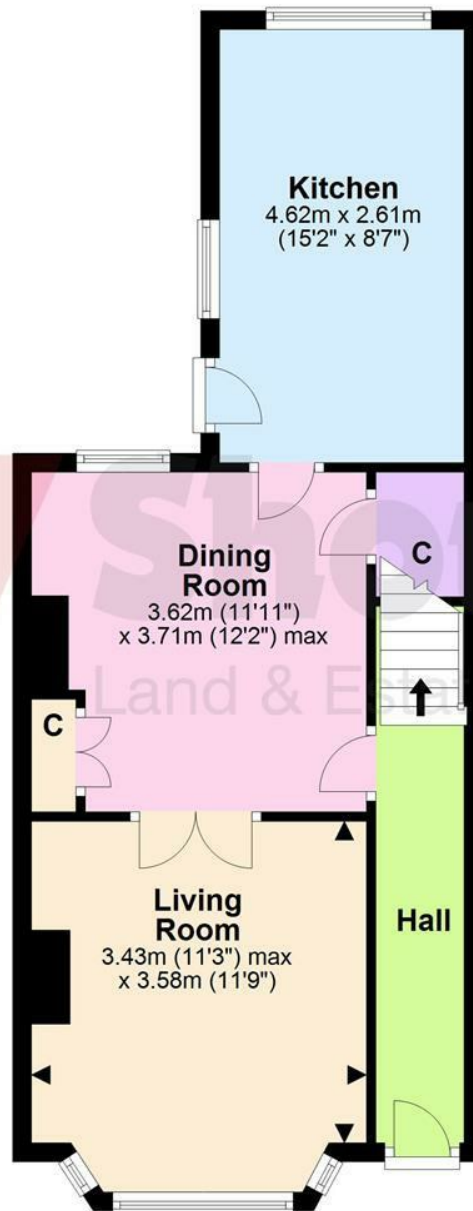


Bedroom

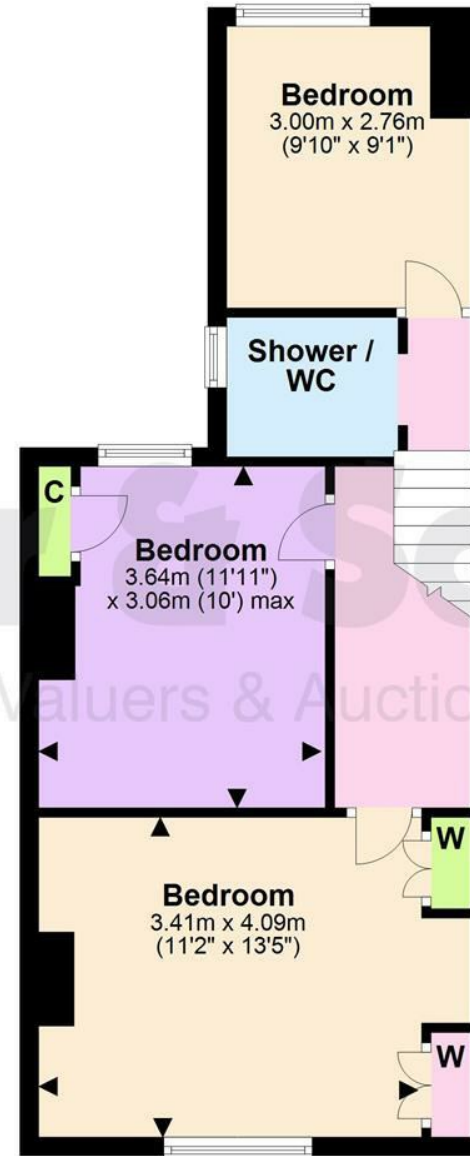


Bedroom

### Ground Floor



### First Floor



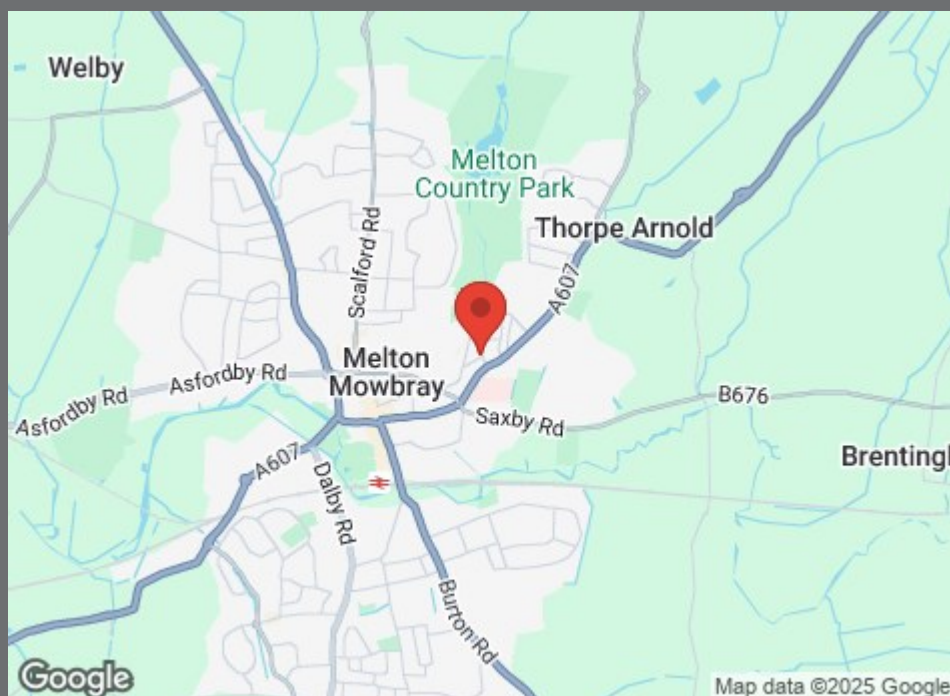




Rear gated access



Garden



- FULLY RENOVATED VICTORIAN VILLA
- THREE BEDROOMS
- LARGE REAR GARDEN WITH LAWN & GRAVELLED AREA
- NEWLY INSTALLED KITCHEN WITH APPLIANCES
- NEWLY INSTALLED BATHROOM
- uPVC DOUBLE GLAZING & NEW COMPOSITE DOOR TO FRONT
- NEWLY DECORATED THROUGHOUT
- NEW FLOORING THROUGHOUT
- PERIOD FEATURES
- NO ONWARD CHAIN



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