



## 4 bed terraced house to buy in

Brook Street, Melton Mowbray,  
Leicestershire, LE13 1AB

**£117,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Investment Opportunity
- ✓ 4 Bedrooms
- ✓ Sought After Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £117,000 Pattinson Auction in connection with Belvoir are delighted to offer this spacious 4-bedroom terraced property, presenting an excellent investment opportunity. Located in a highly desirable area within walking distance of Melton Mowbray, this property provides a versatile living space suitable for both investors and potential tenants.

The property comprises a reception room, kitchen, bathroom, and four bedrooms, offering ample living space.

Upon entering the property, you are greeted by a welcoming hallway that provides access to the staircase and reception room.

Reception Room (3.65m x 3.77m) – This well-proportioned room features wood-effect flooring throughout and a large window that overlooks the rear garden, filling the space with natural light. It is equipped with multiple electrical sockets and Ethernet access, ideal for modern living.

Bedroom 1 (3.67m x 3.76m) – A generously sized room featuring a large bay window with views over the front of the property, offering an abundance of natural light. The room also includes wood-effect flooring, multiple electrical sockets, and a central heating radiator for comfort.

Kitchen (2.90m x 2.59m) – The kitchen boasts white wooden units on either side, with a built-in sink and pleasant views of the garden. The grey wood-effect flooring enhances the modern feel, and the kitchen is equipped with an integrated gas hob, fan oven, and overhead extractor. Additional features include the Worcester boiler, an understairs storage cupboard, and access to the back garden.

Bathroom – The bathroom is fitted with a bath and over-bath shower suite, complemented by a frosted window allowing natural light to filter in.

Bedroom Two (2.90m x 2.60m) – A well-sized single bedroom featuring a central heating radiator, multiple electrical sockets, and a double-glazed window overlooking the rear of the property.

Bedroom Three (3.66m x 2.67m) – This double bedroom also features a central heating radiator, multiple electrical sockets, and a double-glazed window that overlooks the rear garden.

Bedroom Four (3.38m x 3.63m) – A large double bedroom with built-in wardrobes for added storage. It also includes a central heating radiator, multiple electrical sockets, and a double-glazed window with views over the front of the property.

External – The easy-to-maintain garden features both a patio and a grassed area, along with a practical storage shed.

This property offers excellent potential for rental income or long-term investment, making it an ideal choice for those seeking a property in a sought-after location. Brook Street in Melton is a road located in the town of Melton, in the county of Leicestershire, England. It is primarily a residential area, with various local amenities, shops, and services nearby. The street is well-connected, making it convenient for residents and visitors to access key parts of the town and surrounding areas. It is a quiet, suburban street, offering a blend of community living with easy access to the town centre.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £117,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Brook Street, Melton Mowbray, Leicestershire, LE13 1AB

Contact your local branch today for more information on this property:

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