



Offers Over £195,000 | Freehold

Fernie Avenue, Melton Mowbray, Leicestershire, LE13 0HZ





Key Features & Description

- Three bedrooms
- Close to local amenities
- Quality renovation throughout
- Utility room
- Log burner
- Short walk into town centre
- Space to add appliances into kitchen units
- Freehold tenure

- EPC Rating D | Council Tax Band A

NO CHAIN

Beautifully Refurbished Three-Bedroom Home – Finished to an Exceptional Standard, with Potential for Loft Conversion

Situated on Fernie Avenue in the heart of Melton Mowbray, this stunning three-bedroom property has been fully refurbished throughout to an impeccable standard, offering stylish and comfortable modern living.

The home features a spacious and welcoming interior, complemented by high-quality wool carpets that are both luxurious and fully washable — perfect for practical day-to-day living.

The cosy living area is enhanced by a charming log burner, creating a warm and inviting atmosphere.

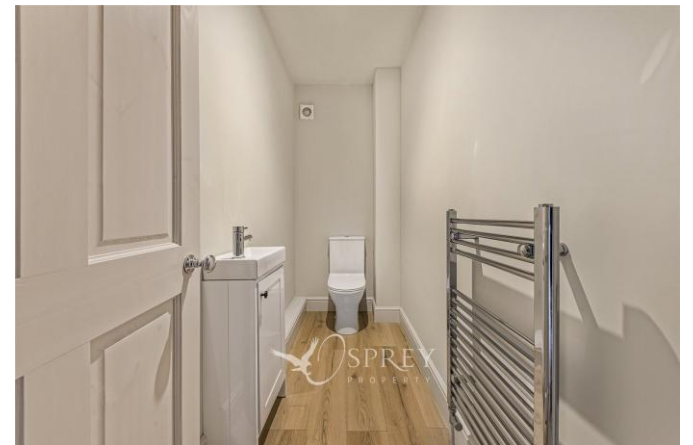
The property boasts three well-proportioned bedrooms, along with a downstairs bathroom and an additional upstairs toilet and sink, providing excellent convenience for modern family living.

The loft has been thoughtfully upgraded with a reinforced floor and full insulation, providing excellent potential for conversion (subject to the necessary permissions), making it a fantastic opportunity for future expansion.

Externally, permit parking is available at just £55 per year, with additional guest permits offered at only £1 per day.

This is a truly turnkey home, finished to a fabulous standard and ready for immediate occupation — perfect for families, first-time buyers, or investors alike.





Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 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. www.m-photo.pro
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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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