



Guide Price £210,000 - £230,000 | Freehold

Fernie Avenue, Melton Mowbray LE13 0HZ





## Fernie Avenue, Melton Mowbray LE13 0HZ

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- 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
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### Beautifully Refurbished Three-Bedroom Home – Finished to an Exceptional Standard

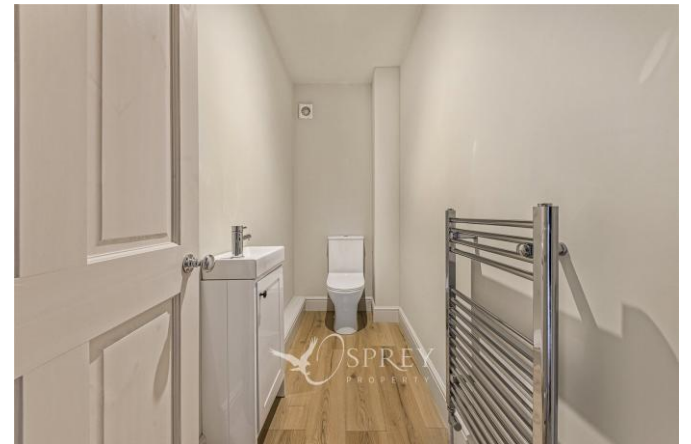
Situated on Fernie Avenue in the heart of Melton Mowbray, this stunning three-bedroom property has been fully refurbished throughout to an impeccable standard, offering stylish and comfortable modern living.

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 the added convenience of an upstairs toilet and sink.







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PROPERTY

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](http://www.m-photo.pro)  
Plan produced using PlanUp.

## Key Information

Local Authority: Melton Borough

Council Tax Band: A

Tenure: Freehold

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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