



Offers Over £230,000 | Freehold
Fernie Avenue, Melton Mowbray, LE13 0HZ





Fernie Avenue, Melton Mowbray LE13 0HZ

- 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
-

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



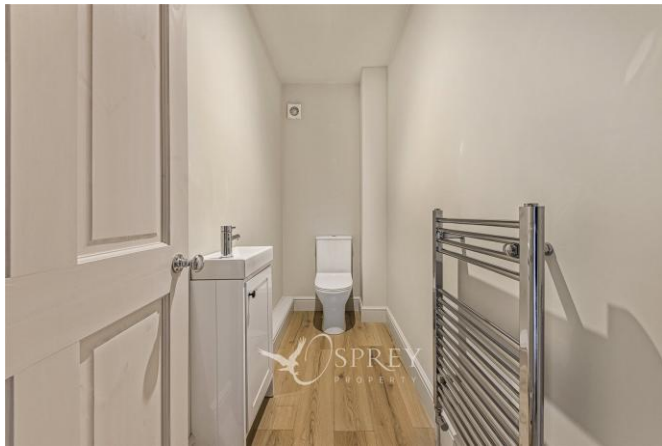
Situated on Fernie Avenue in the heart of Melton Mowbray, this stunning three-bedroom property has been fully refurbished throughout to an impeccable standard, offering stylish and comfortable modern living.

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.



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The property boasts three well-proportioned bedrooms, along with the added convenience of an upstairs toilet and sink.

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
Plan produced using PlanUp.

Key Information

Local Authority - Melton Borough Council

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		



Osprey Melton Mowbray Sales

8A Burton Street, Melton Mowbray

Leicestershire

LE13 1AE

T: **01664 778170**

melton@osprey-property.co.uk

osprey-property.co.uk



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