

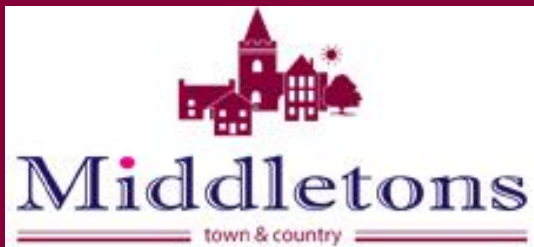


## FERNIE AVENUE, MELTON MOWBRAY

Asking Price Of £189,950

Three Bedrooms

Freehold



**THREE BEDROOMED END TERRACE**

**GREAT FIRST TIME BUY**

**REAR GARDEN**

**LOCAL SCHOOLS NEARBY**

**PERMIT PARKING**

**TWO RECEPTION ROOMS**

**CENTRAL TO THE TOWN**

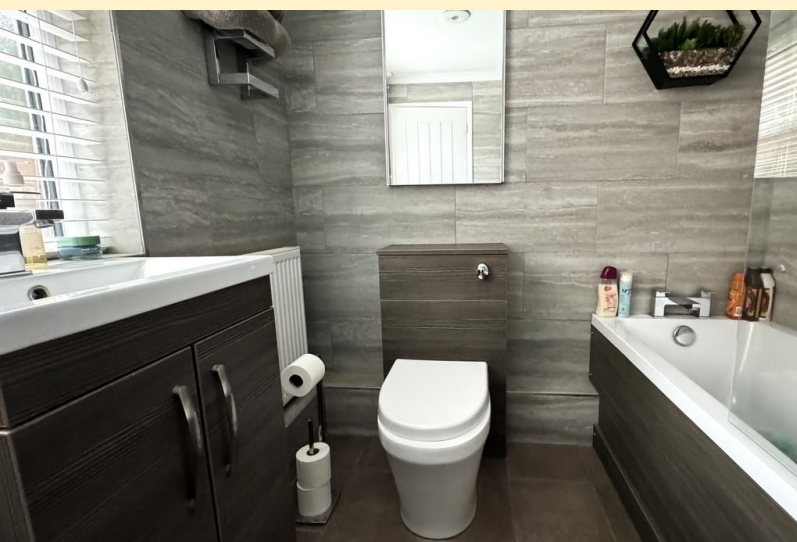
**INVESTMENT OPPORTUNITY**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





\*\*\*Great first time buy or investment opportunity\*\*\* Three bedroom end of terrace house situated within walking distance of the town centre and local schools with the benefit of on road permit parking.

The accommodation on offer comprises; lounge, dining room, kitchen and family bathroom to the ground floor and three bedrooms and to the first floor. The property also benefits from an enclosed garden to the rear.

**LOUNGE** 11' 6" x 11' 4" (3.52m x 3.47m) Front door opening into the lounge having a window to the front aspect, radiator, ornamental fireplace and vinyl flooring.

**DINING ROOM** 11' 5" x 12' 1" (3.49m x 3.69m) Having a window to the rear aspect, door to the staircase, under stairs storage cupboard, radiator, real flame gas fire and vinyl flooring.

**KITCHEN** 5' 10" x 9' 10" (1.78m x 3.02m) Fitted with modern high gloss wall, base and drawer units with return work surfaces, stainless steel sink and drainer with flex hose mixer tap, integrated appliances to include a fridge freezer, Lamona oven, gas hob and extractor hood. Window to the side aspect, tiled floor and opening through to a small utility area.

**UTILITY AREA** Having an external door to the rear garden and a cupboard with space and plumbing for a washing machine and tumble dryer. Door to the bathroom.

**BATHROOM** 7' 4" x 6' 7" (2.25m x 2.02m) Comprising of a panel bath with shower over and folding shower screen, close coupled WC and a vanity unit wash hand basin. Obscure glazed window, radiator, airing cupboard and tiled walls and flooring.

**LANDING** Taking the stairs from the dining room to the first floor landing having doors off to;

**MAIN BEDROOM** 11' 6" x 11' 4" (3.53m x 3.46m) Having a window to the front aspect, radiator, over stairs storage cupboard, original cast iron fireplace and carpet flooring.

**BEDROOM TWO** 12' 3" x 8' 6" (3.74m x 2.6m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 6' 9" x 9' 4" (2.06m x 2.87m) Having a window to the rear aspect, radiator and carpet flooring

**FRONT ASPECT** Having a small courtyard garden to the front with a dwarf wall boundary.

**REAR GARDEN** Having an enclosed paved courtyard with gate to the shared pathway, further gate into the garden area which is mainly laid to lawn with a paved seating area and garden shed. Wood panel fencing to the boundary.

**PERMIT PARKING** Residents' Permits cost £50 per year for the first permit, Visitors' Permits cost £10 for a book of 10 day tickets.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







### Ground Floor



### First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

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info@middletons.uk.com

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.