



Charnwood Avenue, Asfordby  
Offers Over £210,000





Three bedroomed end of terraced home situated on a generous corner plot, positioned within walking distance of convenience store and village centre amenities. Being sold with no onward chain. This property has a living room, kitchen, conservatory, shower room and three good-sized bedrooms. Externally there is a low maintenance rear garden which has a small pond and gated access to the front and the rear of the property. There is driveway parking and a detached single garage to the rear.

Tenure: Freehold

All mains' services

Council Tax Band: B

EPC Rating: C

Living Room: 3.54m x 4.65m (11'7" x 15'3")

Kitchen/Diner: 2.83m x 4.65m (9'3" x 15'3")

Bedroom One: 3.56m x 2.68m (11'8" x 8'9")

Bedroom Two: 3.60m (11'10") max x 2.54m (8'4")

Bedroom Three: 2.51m x 1.87m (8'3" x 6'2")

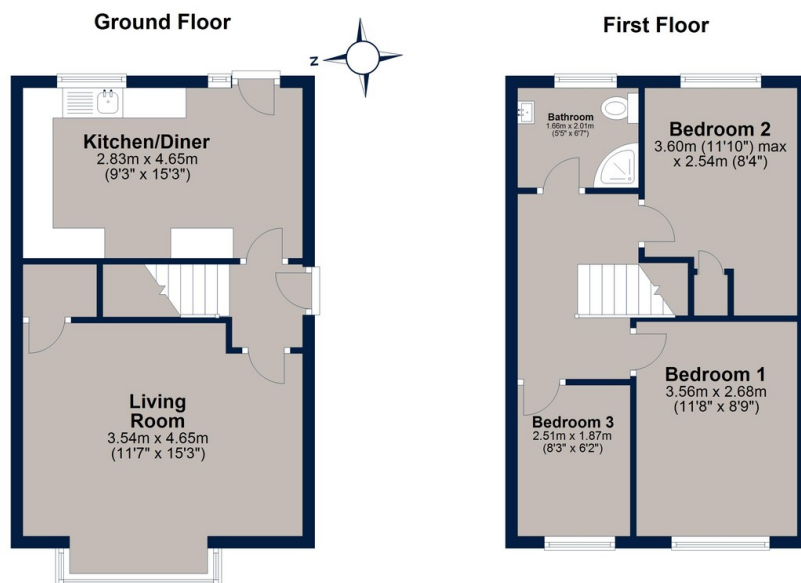
Bathroom: 1.66m x 2.01m (5'5" x 6'7")







# Charnwood Avenue, Asfordby



Total area: approx. 69.6 sq. metres (749.5 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

Plan produced using PlanUp.



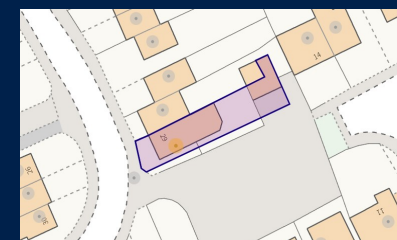
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Asfordby is a much-desired village situated approximately 3 miles due west of the centre of Melton Mowbray. The village is well serviced and benefits from a doctors surgery, highly regarded public house and restaurants as well as a reputable primary school. Well positioned for commuting to Melton Mowbray, Loughborough and Leicester.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are 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/tenants are advised to recheck the measurements