



Connells

Forbes Avenue
Melton Mowbray

Forbes Avenue Melton Mowbray LE13 1FS

for sale guide price
£235,000



Property Description

Guide price £235,000 - £240,000

Situated on the sought-after Forbes Avenue in Melton Mowbray, this well-presented three-bedroom end-terraced home offers stylish and practical accommodation ideal for first-time buyers, growing families or investors alike.

The ground floor comprises a welcoming entrance hall leading into a spacious and bright living room, providing ample space for relaxation and entertaining. To the rear, a modern kitchen/diner is fitted with a range of contemporary units and integrated cooking facilities, with ample space for dining. French doors open out onto the rear garden, allowing plenty of natural light and creating an excellent indoor-outdoor flow. A convenient downstairs W.C. completes the ground floor.

To the first floor, the property offers three bedrooms. The principal bedroom benefits from its own en-suite shower room. Bedroom two is a well-proportioned double, while bedroom three would make an ideal nursery, home office or guest room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden, ideal for outdoor seating and entertaining. The home is positioned within a popular residential development, offering

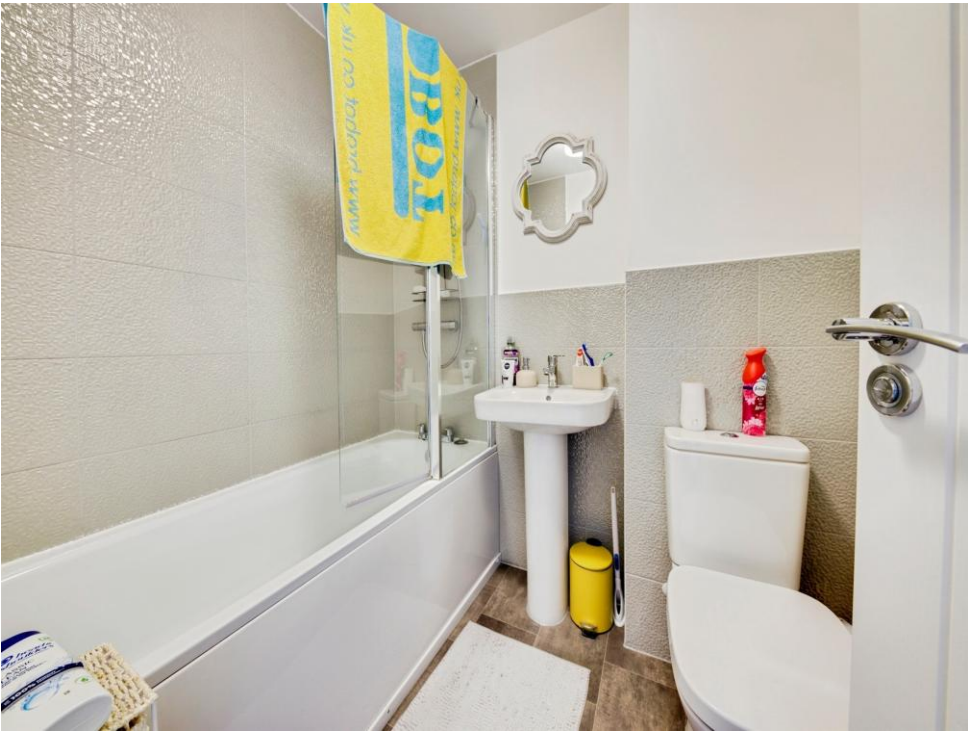
good access to local amenities, schools and transport links.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

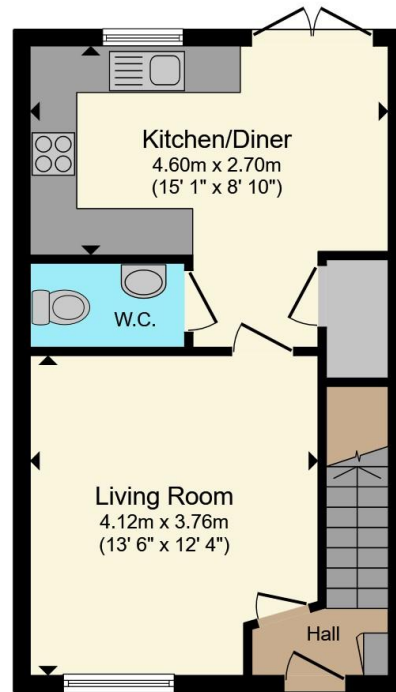
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

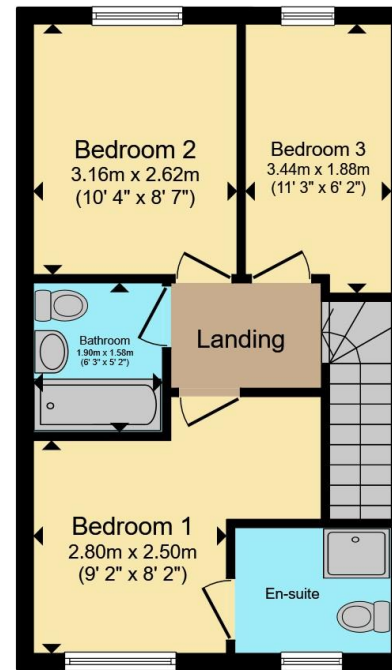








Ground Floor



First Floor

Total floor area 74.5 m² (802 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307992



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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