



Wicklow Avenue, Melton Mowbray
£230,000



Ripe for refurbishment. Situated in a prime residential location, within walking distance of Melton Mowbray's town centre, schooling and train station, this detached property is ready for its next owners. Offered for sale with no onward chain.

A perfect opportunity for families, first time buyers or investment purchasers looking for a refurbishment project.

Contact the office today to arrange your viewing.

Tenure: Freehold All mains' services

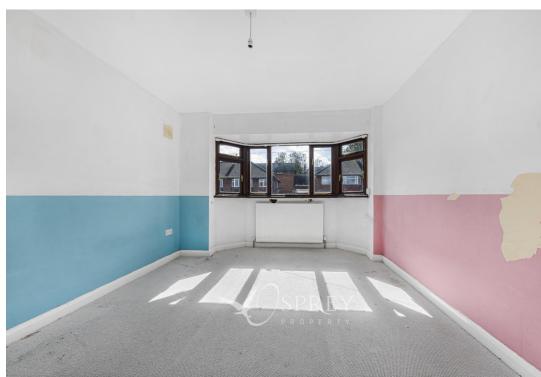
Council Tax Band: C (Melton Burrough Council)

EPC Rating: E No Onward Chain













# Wicklow Avenue, Melton Mowbray



Total area: approx. 111.4 sq. metres (1199.4 sq. feet)
is floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose

#### Osprey Oakham

4 Burley Road
Oakham
Rutland LE15 6DH
o1572 756675
oakham@osprey-property.co.uk

### Osprey Stamford

7 Red Lion Street Stamford Lincolnshire, PE9 1PA 01780 769269 stamford@osprey-property.co.uk

## Osprey Oundle

6 Crown Court Market Place Oundle, PE8 4BQ o1832 272225 oundle@osprey-property.co.uk

### Osprey Melton

8 Burton Road
Melton
Leicestershire, LE13 1AE
o1664 778170
melton@osprey-property.co.uk

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent available from both Grantham and Leicester (approximately 1 hour).

