



Braddon Road, Loughborough

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.co.uk

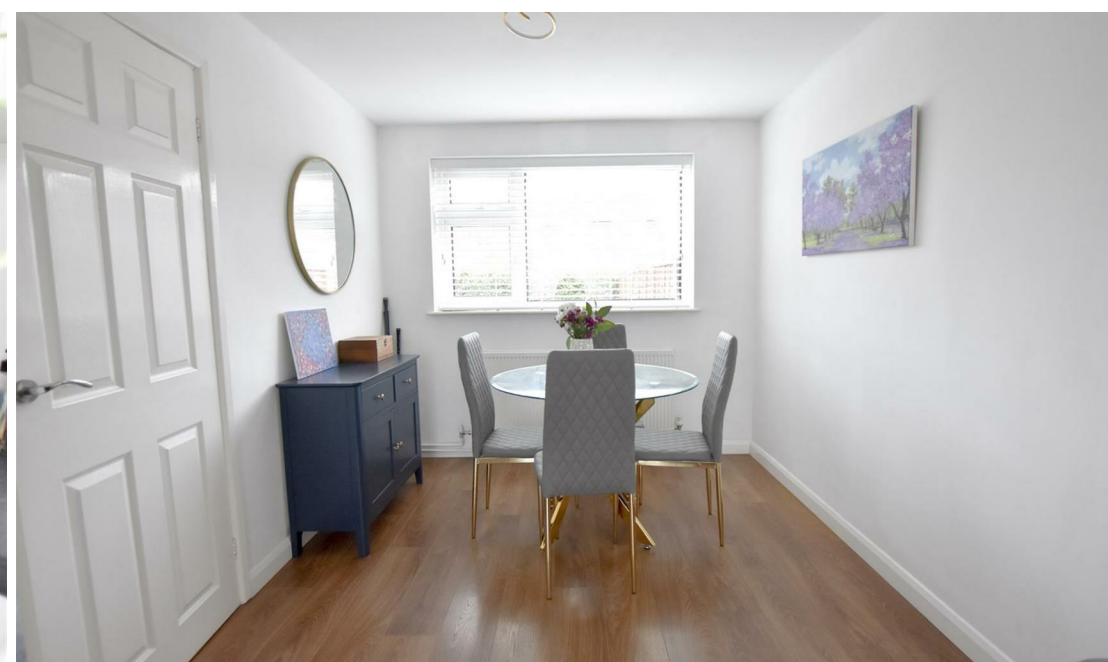


- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND B
- VIEWING ADVISED
- TWO RECEPTION ROOMS
- DRIVEWAY
- EPC RATING C

We are delighted to offer to the market this well presented two bedroom property providing good access to all local amenities and good performing schools. Internally the property comprises of entrance hall, lounge, dining room, fitted kitchen, two bedrooms and a family bathroom. Externally the property comprises of driveway to the front and a rear enclosed garden. An internal inspection is highly recommended to appreciate the property on offer.



Price: £220,000





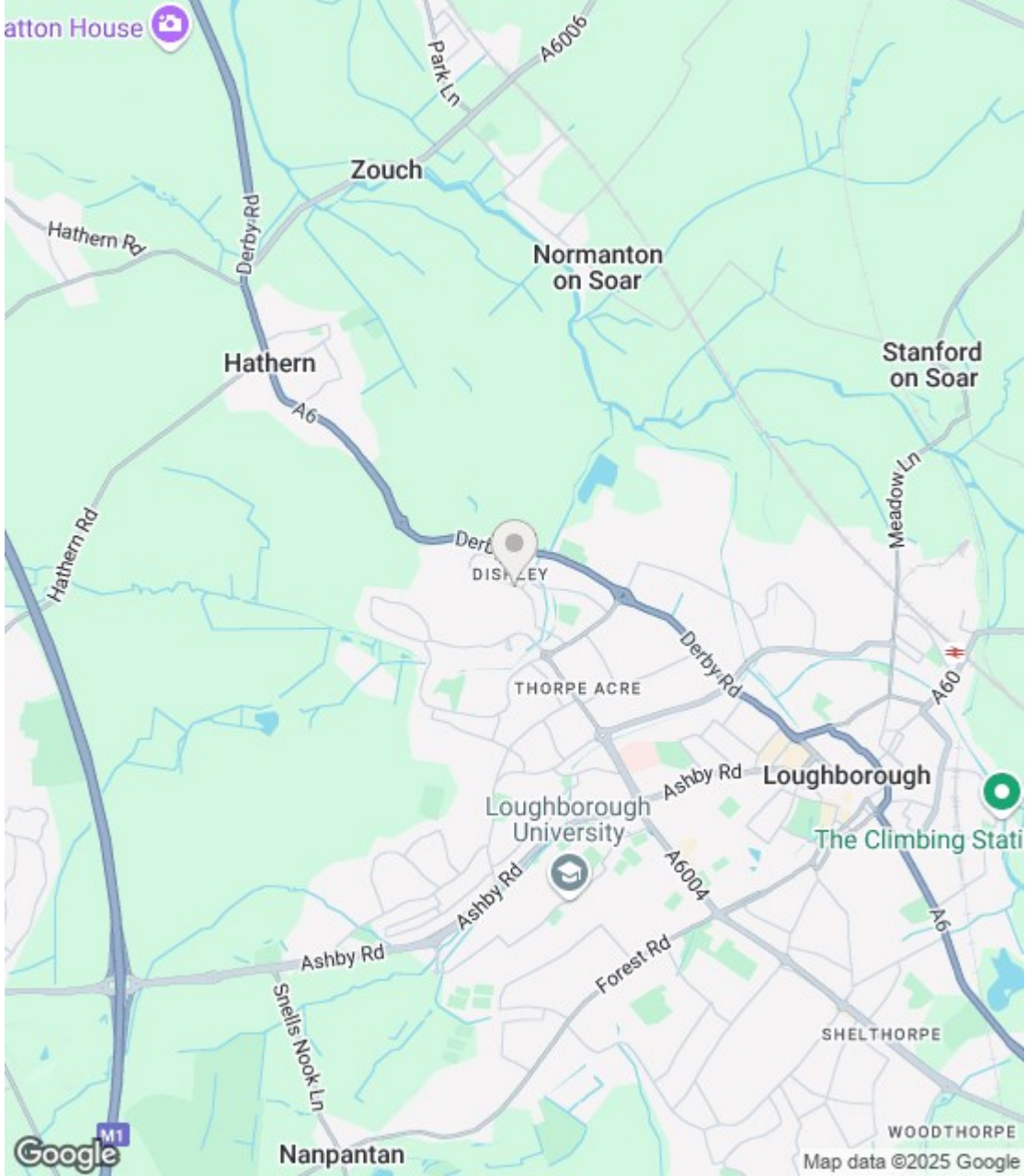


Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



Braddon Road le11 5YZ

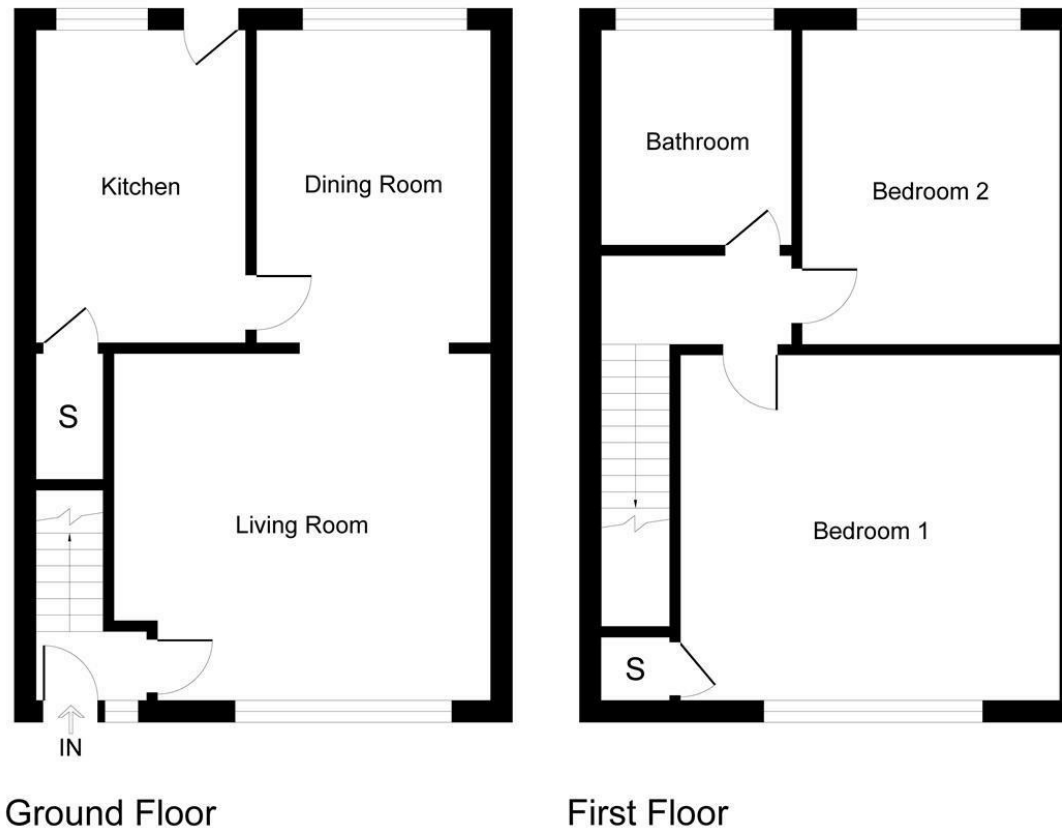


Illustration for identification purposes only, measurements are approximate, not to scale.

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