



Abberton Way, Loughborough, LE11 4WG £195,000

A TWO Bedroomed semi- detached bungalow located at the end of this desirable cul-de-sac in Loughborough. Gas centrally heated and Upvc Double glazed. NO UPWARD CHAIN!

Accommodation comprising; Entrance hall, Fitted kitchen, refitted Shower room, Lounge/diner, Inner hall, two Bedrooms. Outside, Deep Front garden, side driveway, Gated Rear garden with lawn.

Viewing strongly advised!

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Entrance Hall

Upvc door to the front, Radiator and loft access.

Fitted Kitchen

Upvc window to the front, radiator, Built in oven and gas hob, extractor hood, plumbing for a washing machine, an extensive range of modern fitted cupboards, draws and worksurfaces. Tiled splashbacks. stainless single drainer sink unit and Worcester central heating boiler.

Lounge/ Diner

Upvc window to front, radiator and feature fireplace

Hallway

With built in airing cupboard and hot water cylinder tank.

Bedroom One

Upvc patio doors to the rear garden and radiator.

Refitted Shower Room

Recently refitted enjoying a large double shower cubicle with fitted electric shower, towel radiator, low level WC and wash hand vanity unit. Upvc double glazed window to side.

Bedroom Two

Upvc window to the rear garden and radiator.

Outside

Front Garden

Lawned front garden with flowering and shrub borders

Tarmacadam Side Driveway

with space for 3- 4 vehicles

Rear Garden

Gated side access onto a block paved area, outside light and tap. Further patio area shaped lawn with flowering and shrub borders.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.



Google

Nanpantan Map data ©2024 Google

Approximate total area⁽¹⁾
 430.87 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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