



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Alan Moss Road, Loughborough, LE11 5LY**

**£250,000**

## Ground Floor

### Entrance Hall

Door to the front, radiator and central heating boiler.

### Bedroom

Upvc window to the front, radiator.

### Lounge

Radiator, patio doors to rear garden and feature fireplace.

### Kitchen

With a range of fitted cupboards, single drainer sink, built in oven, hob and extractor hood.

### Rear Lobby

Door to side

### Separate WC

low level wc.

### Shower room

Separate shower cubicle.

### Utility Room

Plumbing for a washing machine.

## First Floor

### Landing

loft access and built in cupboards

### Bedroom One

Upvc window to rear and radiator.

### Bedroom Two

Upvc window to front and radiator.

### Bathroom

3 piece suite, panelled bath with shower over, low level wc and wash hand basin. Radiator and Upvc window to rear

### Bedroom Three

Upvc window to front radiator fitted cupboards and radiator

## Outside

### Front

Off road parking for two vehicles.

### Rear Garden

Long rear garden being predominantly lawned.

### 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 Not

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## Hours Of Bu

Our office is o till 4pm.

