



Langdale Avenue, Loughborough, LE11 3RP Offers Over £255,000

Family Home Or Investment Purchase!

Located on the Forest Side of Loughborough is this exceptional three-bedroom property that is being sold with vacant possession. No Chain

Historical the property has been a student let and has Article 4 and a Certificate of lawful use or development for this to be continued with should an investor be interested. We believe the property would generate a minimum rental income of £18,720 PA as the property could be let to four students as it is.

However, the property would most definitely make the perfect family home, which is in walking distance to Holywell Primary School, local shops, parks giving a family everything they would be looking for.

The property comprises from entrance porch, hall, lounge/bedroom four, fitted dining kitchen, extended breakfast room or further bedroom, on the first floor; landing three bedrooms and shower room. Outside is a front garden, driveway car port and brick garage. Enclosed rear garden.

The property benefits Gas central heating and Upvc double glazing. Off road parking to the front.

Call us for more information!

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Entrance Porch



Door to front.

Lounge / Bedroom Four



Window to front, gas fire and radiator.

Fitted Dining kitchen



window and door to rear an extensive range of modern fitted cupboards and worktops. Slot in oven, plumbing for a washing machine, tiled floor.

Breakfast room/bedroom



Upvc french doors to rear.

First floor

Landing

Window to side and loft access.

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Bedroom One



Window to front fitted wardrobes and radiator.

Bedroom Three



Window to front.

Bedroom Two



Window to rear, radiator fitted wardrobes.

Shower Room



Low level WC, wash hand basin and separate shower cubicle. Extractor fan, towel radiator, window to rear.

Outside

Langdale Avenue, Loughborough, LE11 3RP

To The Front

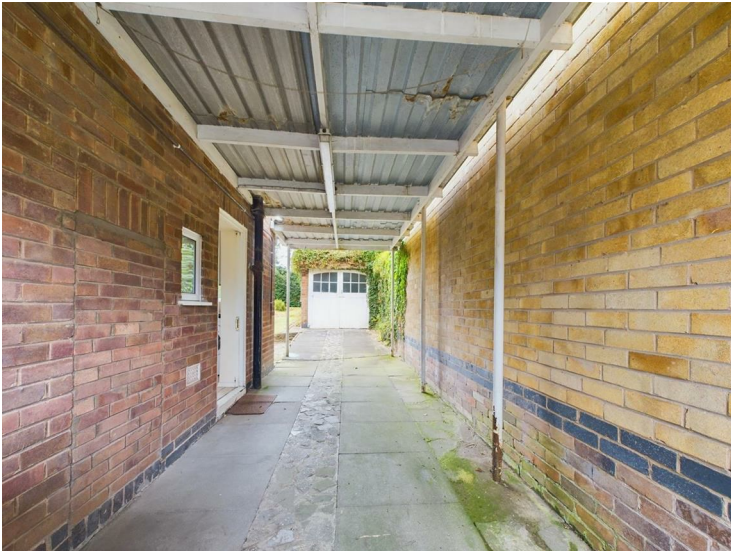


Lawned area.

Side Driveway

For several vehicles.

Car Port



Single Detached Rear Garage



Rear Garden



lawned area and patio

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : C

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

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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

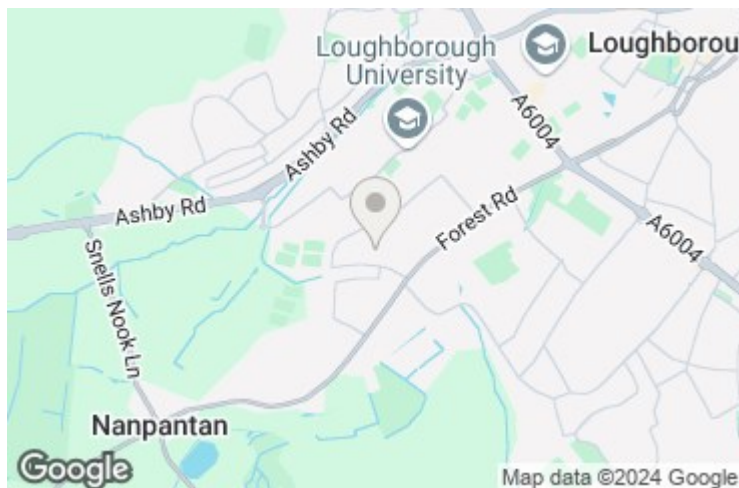
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being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

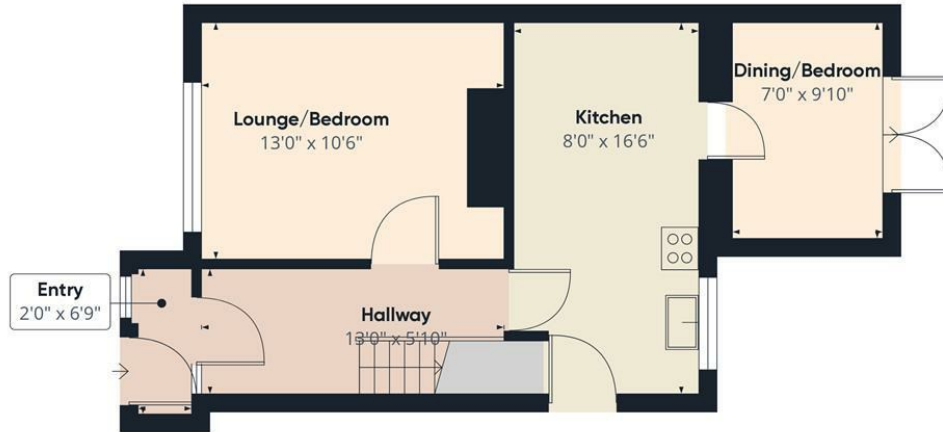
General Note

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
786.41 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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