



MAYNARD
ESTATES



** OPEN HOUSE- SAT 3RD AUGUST 10:30AM - 11:30AM ** BY APPOINTMENT ONLY **

** Guide Price: £230,000 - £250,000 **

AVAILABLE WITH NO UPWARD CHAIN. Located on Southdown Road in Loughborough, this charming THREE BEDROOM semi-detached house is a FANTASTIC OPPORTUNITY for those with a keen eye for potential. Ideal for investors and property enthusiasts, this home is IN NEED OF REFURBISHMENT, offering possibilities for improvement. This bay fronted property is situated in a prime location with easy access to schools and local amenities.

Upon entering, you are greeted by a welcoming lounge diner featuring a DOUBLE-GLAZED BAY WINDOW. The FIREPLACE with a gas fire adds a cosy touch to the space and there is a rear access door leading to the garden.

The KITCHEN is equipped with a range of wall and base units, a stainless-steel sink with a mixer tap, and a free-standing double oven with a gas hob. The double glazed UPVC door leads to the back garden, perfect for enjoying outdoor meals or a morning cup of tea.

Although the property has a GAS SUPPLY, there is currently no central heating system in place, providing an opportunity for the new owner to tailor the heating to their preferences.

The LOFT has been boarded, offering ADDITIONAL STORAGE space with light and power, accessible from the landing. The landing leads to THREE INVITING BEDROOMS, a bathroom with a bath and hand basin, and a separate WC.

One of the highlights of this property is the LARGE SOUTH-EAST FACING REAR GARDEN. Featuring a large, paved patio, lawn, planted borders, and a summer house.

In addition, the property includes a GENEROUS FRONT GARDEN, a paved driveway with ample PARKING space for MULTIPLE VEHICLES, and a SINGLE DETACHED GARAGE for your convenience. With DOUBLE GLAZING THROUGHOUT, you can enjoy a bright and airy atmosphere in every room.

Don't miss out on the chance to put your stamp on this property and create a beautiful home in a sought-after location.

Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

4 Southdown Road

Loughborough, LE11 2TE

Price guide £230,000

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- Ideal Investment Property
- In Need Of Renovation
- 23ft Living Room
- Large South-East Facing Garden
- Detached Single Garage
- Driveway Parking For Multiple Vehicles
- Close To Local Amenities
- Available With No Upward Chain
- Fantastic Scope For Improvement





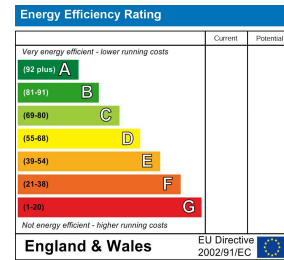
Floor Plan



Area Map



Energy Efficiency Graph



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