

# Holder's

A Modern Estate Agent



32 Chiltern Avenue, Loughborough, LE12 9BW

Guide price £145,000

Holders are delighted to present this immaculately presented newly renovated one bedroom town house. Offering a downstairs bathroom, lounge, open plan kitchen and bedroom located on the first floor. The property has the added benefit of a private parking space to the front and south facing garden to the rear.

As you enter the property you arrive in the entrance hall. This provides access to the downstairs bathroom, storage cupboard and open plan lounge kitchen diner.

The downstairs bathroom is newly fitted and a three piece modern suite comprising bath with shower over, wash hand basin and low flush w.c.

Following on from the hallway you enter the open plan kitchen lounge diner. Again modernised to a very good standard. The kitchen area has an array of wall and base units, cooker, inset sink drainer as well as space & plumbing for washing machine and fridge freezer. The room is open plan but segregated so there is a small breakfast/dining area which then leads to the lounge which has bi fold doors out to the garden.

The stairs take you to the first floor in which you find the bedroom. A very spacious double with a nice airy feel.

Outside to the front there is off road parking. The rear garden is a nice size all newly done with astroturf and decked seating area as well as paved patio.

The highly convenient location offers great commuter access to the M1 motorway network at junction 23, East Midlands Airport and with local countryside walks just around the corner. Aldi is just a short stroll away as well as bus routes in and out of Shepshed. The property also offers off road parking for one car.

### **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

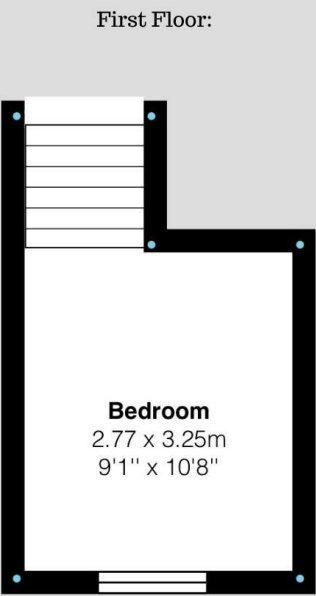
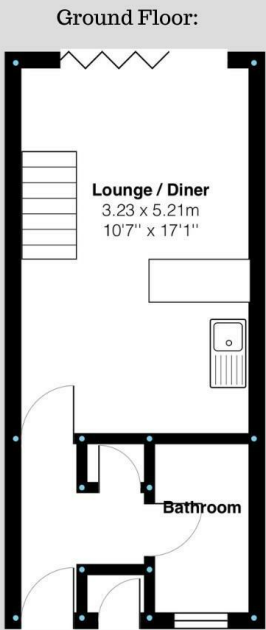
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in

these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

### **Extra information**

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](https://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan



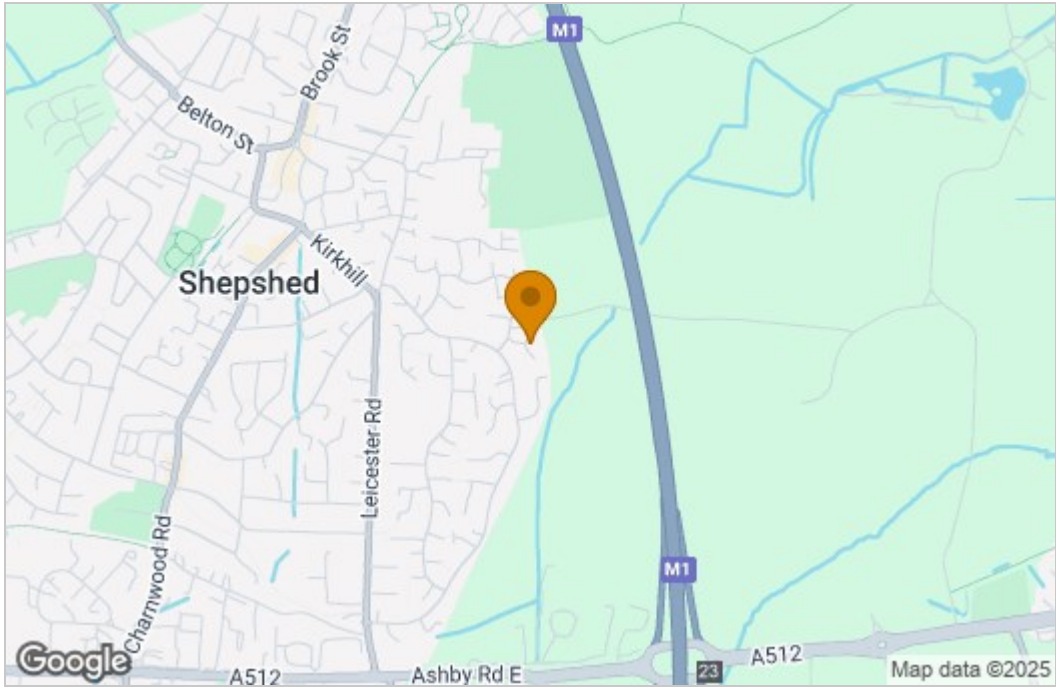
Chiltern Avenue, Shepshed  
Internal Square Footage: 323 sq.ft

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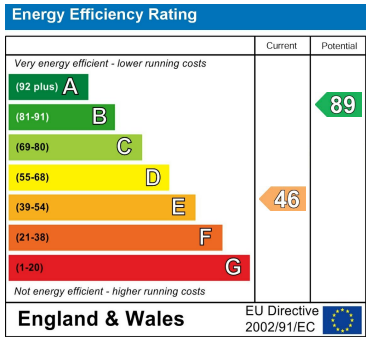
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Area Map



Energy Efficiency Graph



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