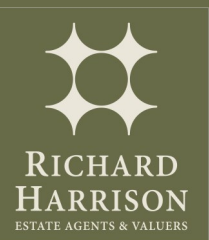




Cliff Avenue | Loughborough | LE11 5HH

Guide price £175,000



Cliff Avenue |

Loughborough | LE11 5HH

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A unique and particularly spacious townhouse with extensive off road parking and low maintenance gardens. The property is an ideal investment or first time buy, with easy access to the town centre and local amenities. Offering gas central heating, double glazing and large rooms including hallway, living room, kitchen, ground floor w/c, landing giving access to shower room and two large bedrooms. The property sits in a tucked away position with gated driveway and garden. No upward chain.

- Unique Townhouse
- Tucked Away Position
- Two Large Bedrooms
- Living Room with French Doors
- Ground Floor W/c
- Gated Driveway
- Close to Town and Amenities
- First Floor Shower Room
- Kitchen
- No Upward Chain

Entrance Hall

With Upvc front door, stairs to the first floor and access to the living room.

Living Room

A spacious room offering flexible living space, ample for lounge and dining room furniture which can be laid out in a variety of formats. There are French Doors to the garden and parking. There is a useful understairs cupboard and access to the Kitchen.



"An ideal investment
or first time buy"



Kitchen

Featuring a range of wall and base mounted units with rolled edge working tops and splashbacks, built in oven hob and extractor and space for appliances. There is laminate flooring and a window to the side. There is a flying freehold above from neighbouring property.

W/c

Situated just off the kitchen via a lobby, this ground floor W/c has a low level flush w/c, sink and window to the side.

First Floor Landing

A spacious landing giving way to -

Shower Room

A large room with three piece suite comprising shower cubicle, w/c and wash hand basin set within vanity storage units. There is a skylight window and tiled walls and floor.

Bedroom 1

A large bedroom with ample space for bed and bedroom furniture. There is a window to the side elevation.

Bedroom 2

A large bedroom with ample space for bed and bedroom furniture. There is a window to the side elevation.

Outside

The property is approached via a shared access off Cliff Avenue. The property is entered through a vehicle access timber gate which gives way to extensive parking and low maintenance garden area which altogether is block paved.

The Area

The property sits in a position only 15 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby.

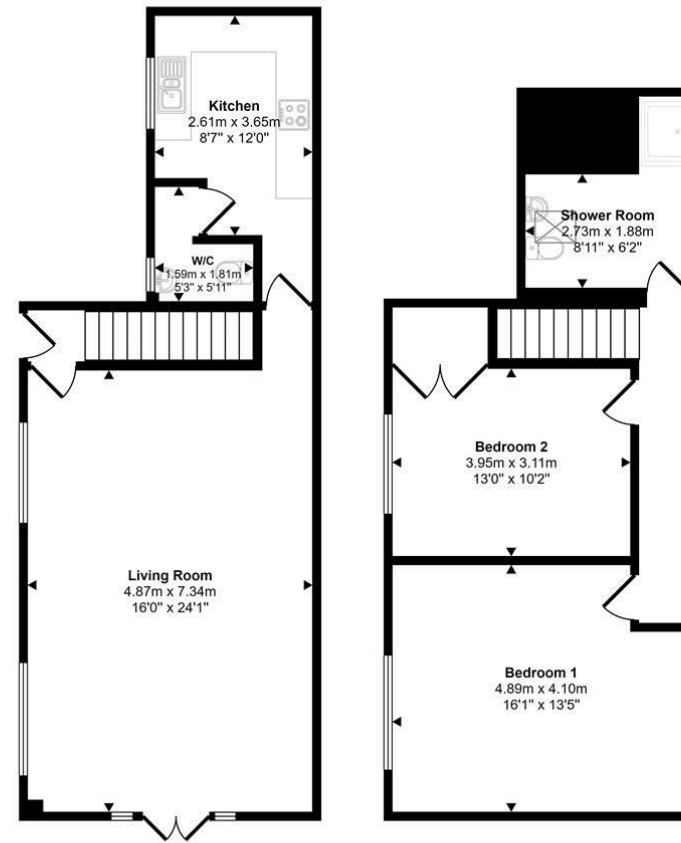
Extra Information

To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



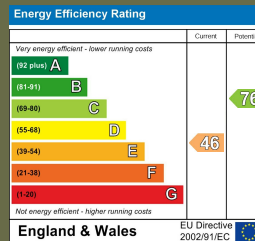
Approx Gross Internal Area
101 sq m / 1090 sq ft



Ground Floor
Approx 53 sq m / 570 sq ft

First Floor
Approx 48 sq m / 521 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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