



Braddon Road | | Loughborough | LE11 5YZ

Asking price £189,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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This spacious townhouse is offered with no upward chain and offering an exciting opportunity to modernise. Benefitting from Upvc DG and GCH, with hallway, lounge, dining room and kitchen. To the first floor are two large bedrooms and re-fitted shower room. To the rear is a sizeable garden with access gate to a single garage in a block. Situated in a popular area within walking distance to schools, shops and amenities.

- Mid Town House
- In Need Of Modernisation
- Re-Fitted Bathroom
- Enclosed Garden
- GCH and Upvc DG
- No Upward Chain
- Two Bedrooms
- Lounge and Dining Room
- Single Garage
- Early Viewing Advised

Entrance Hall

With upvc front door, stairs to the first floor and access to -

Lounge

A large lounge with window to the front, there is alcove shelving and access to -

Dining Room

Offering ample space for dining table and chairs, this area also lends itself to perhaps being incorporated into the kitchen to create a larger dining kitchen. There is a window to the rear and access to -



"A popular area
with local amenities"



Kitchen

Fitted with a range of wall and base units, worktops, built in electric oven, gas hob, sink unit and drainer and space for appliances. There is understairs storage, whilst a door and window give way to the rear garden.

Landing

With cupboard housing the wall mounted combi gas boiler.

Bedroom 1

A particularly large bedroom with window to the front, ample space for double bed and a cupboard to the side.

Bedroom 2

A spacious bedroom with window to the rear.

Bathroom

Fitted with a modern replacement suite comprising shower cubicle, w/c and wash hand basin, there is tiled splashbacks and window to the rear.

Outside

The property enjoys a long garden frontage and a rear garden which is a good size, with access gate to an open plan area reaching the communal garage blocks. The property for sale has a single garage with up/over door.

The Area

The property is set within a particularly popular area for families within walking distance to the local Robert Bakewell Primary School. There are also numerous amenities nearby including food establishments, corner shops and superstores. The road network is particularly convenient, as is public transport to the town centre. There are public parks nearby and picturesque walks across to the Derby Road playing fields and River beyond.

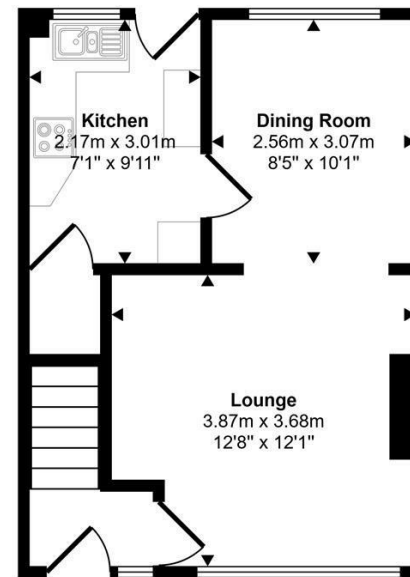
Extra Information

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

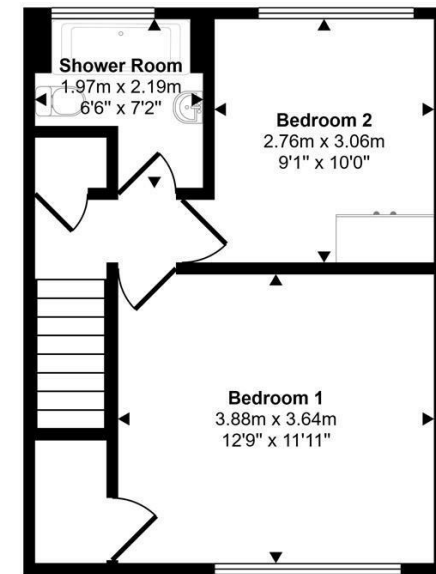
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Approx Gross Internal Area
67 sq m / 723 sq ft

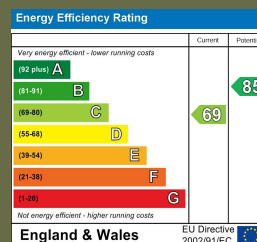


Ground Floor
Approx 33 sq m / 360 sq ft



First Floor
Approx 34 sq m / 363 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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