



Kings Avenue | | Loughborough | LE11 5HX

Asking price £189,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Occupying a delightful position backing onto the Grand Union Canal, this semi detached bay fronted house is in need of modernisation and offers superb scope and potential. The accommodation comprises Upvc DG, GCH and hallway, lounge, dining kitchen, ground floor shower room with first floor landing giving access to bathroom and three bedrooms. Outside there is a good size garden to the rear leading down to a peaceful section of the Grand Union Canal, ideal for setting up a quiet sitting area to escape daily life!

In Need Of Modernisation	Backing onto the Canal
Semi-Detached House	Bay Fronted
Lounge and Dining Kitchen	Ground Floor Shower Room
First Floor Bathroom	Three Bedrooms
Generous Rear Garden	No Upward Chain

Entrance Hall

With Upvc front door, wall mounted gas boiler and staircase rising to the first floor.

Lounge

With a large bay window and feature fireplace, double doors give way to -

Dining Kitchen

A spacious kitchen with an ample range of wall and base mounted units, window and door to the rear. There is a pantry cupboard with access to -

Shower Room

Fitted with a modern three piece suite comprising shower area, w/c and wash hand basin.



"Backing onto the picturesque Grand Union Canal"



First Floor Landing

With window to the side and access to all rooms.

Bedroom 1

With feature fireplace and window to the front.

Bedroom 2

A good sized room with window to the rear overlooking the canal and rear garden.

Bedroom 3

With window to the front elevation.

Bathroom

With three piece suite comprising bath, w/c and wash hand basin, window to the rear.

Outside

The property has a gated access to front garden with retaining wall, a side pathway and rear garden which is mature and of a good size. A particular feature is the rear garden backing onto the Grand Union Canal, on a particularly picturesque spot, ideal to create an outdoor relaxing and entertaining space overlooking the water.

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

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - 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>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

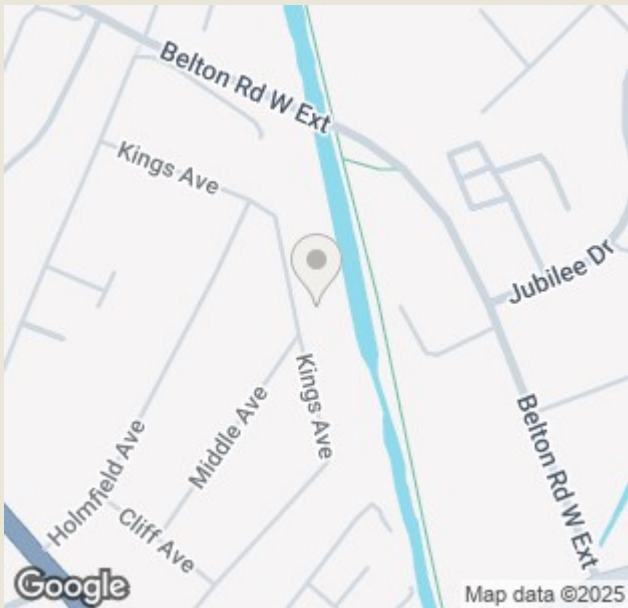
Selective Licensing Area

The property is in an area covered by Article 4 and additional licensing for HMO's. This property does not have planning consent for C4 use.

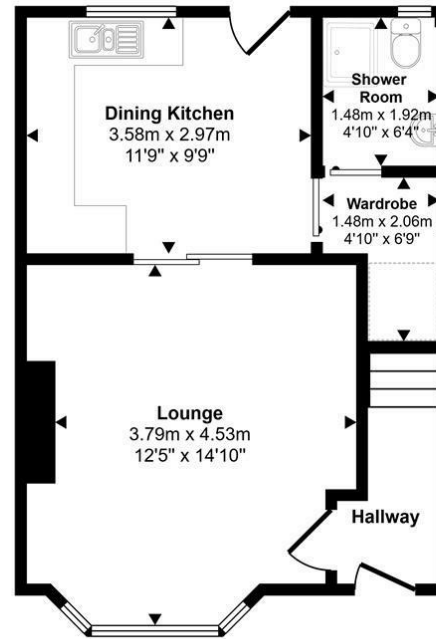


"An ideal renovation project"

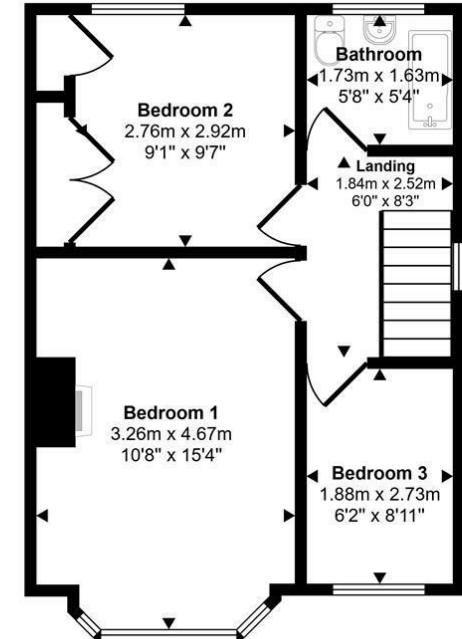




Approx Gross Internal Area
77 sq m / 829 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft



First Floor
Approx 39 sq m / 416 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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