



Alan Moss Road, Loughborough

welcome to

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NO CHAIN! A end town house close to town centre of Loughborough! In brief, comprising entrance hallway, through lounge-diner, kitchen, downstairs wc, utility room, three well-proportioned bedrooms, a shower room, driveway and rear garden.

Entrance Hallway

Entering the property through the front door leads into the hallway which has a store cupboard, stairs rising to the first floor, door to the lounge & kitchen.

Lounge/dining Room

24' 8" x 11' 9" max (7.52m x 3.58m max)
The lounge-diner has carpeted flooring, radiator, wood panneling, brick features and a double glazed window to the front & rear along with doors to the garden.

Kitchen

13' 2" x 6' 3" (4.01m x 1.91m)
The kitchen has wall & base units, one and a half sink drainer with mixer tap, four ring gas hob with electric oven, space for appliances, window to the side, tiled flooring and a door to the utility.

Utility/wc

Accessed from the rear lobby, utility room has base units, space for appliances and window to the rear. There is also a downstairs wc.

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)
With carpeted flooring, built-in wardrobes, a radiator and a window to the rear.

Bedroom Two

12' 2" x 12' 1" (3.71m x 3.68m)
With carpeted flooring, a radiator and a window to the front.

Bedroom Three

8' 6" x 9' 1" (2.59m x 2.77m)
Currently used as an office, with carpeted flooring, a radiator and a window to the front.

Shower Room

A three piece suite comprising, a double shower cubicle, low level wc and a wash hand basin, part tiled with a window to the rear.

Outside

At the front there is a driveway to the front providing ample off-road parking for several vehicles and a detached garage to the side. At the rear, is a mature well-stocked garden with patio sitting areas and trails, a range of shrubs, trees and flower beds enclosed to boundaries.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.





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- End town house
- Three well-proportioned bedrooms
- Lounge-diner, kitchen & utility
- Downstairs wc & shower room
- Sizeable rear garden

Tenure: Freehold EPC Rating: E

£220,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH114076 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk