



Blithfield Avenue, LOUGHBOROUGH

welcome to

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NEW PRICE! PRESENTING AN OPPORTUNITY TO PUT YOUR OWN STAMP ON IT! William H Brown are delighted to welcome to the market this detached family home in Loughborough, Requiring some general cosmetic improvement, with three bedrooms, two reception rooms and a detached garage!

Entrance

Property is entered via a recently replaced upvc double glazed front door, has a radiator and stairs off to the first floor and a door to the lounge.

Lounge

14' 10" x 12' maximum (4.52m x 3.66m maximum)
Lounge has a gas coal effect fire with stone hearth and surround, box bay window to the front, a radiator with an opening through to the dining room.

Dining Room

11' 9" x 8' (3.58m x 2.44m)
Dining room has useful under stairs storage cupboard, French doors that open onto the rear garden, coving to the ceiling and a door to the kitchen.

Kitchen

12' x 6' 11" (3.66m x 2.11m)
Kitchen has been recently refitted with ceramic tiled flooring, a range of base and wall mounted units with roll edge work surfaces over, there is a stainless steel sink with mixer tap and tiled splashbacks, there is a gas hob with overhead extractor, double electric oven, plumbing for a washing machine, space for a fridge freezer, wall mounted central heating boiler, upvc double glazed back door and a window to the rear.

First Floor Landing

First floor landing has stairs rising from the ground floor and access to the loft and an airing cupboard housing the water tank and doors off to all first-floor rooms.

Bedroom One

12' x 9' 6" (3.66m x 2.90m)
Bedroom one has two windows to the front, useful built in wardrobe with hanging rails and shelving and a radiator.

Bedroom Two

10' 11" x 9' 1" (3.33m x 2.77m)
Bedroom two has a window to the rear and a radiator.

Bedroom Three

10' 10" x 5' 10" (3.30m x 1.78m)
Bedroom three has a window to the rear and a radiator.

Shower Room

Shower room has a shower cubicle with shower over, low level wc, wash hand basin, is fully tiled and has a window to the side.

Outside

To the front of the property there is a lawn front garden with a path leading to the front door, with side access to the rear garden and a driveway providing ample offroad parking and access to the garden. Rear garden has a patio seating area, is mainly laid to lawn with fencing to boundaries and a private aspect.

Garage

The garage is a detached brick garage, has an up and over door to the front, power and light, window to the rear and a rear personnel door.





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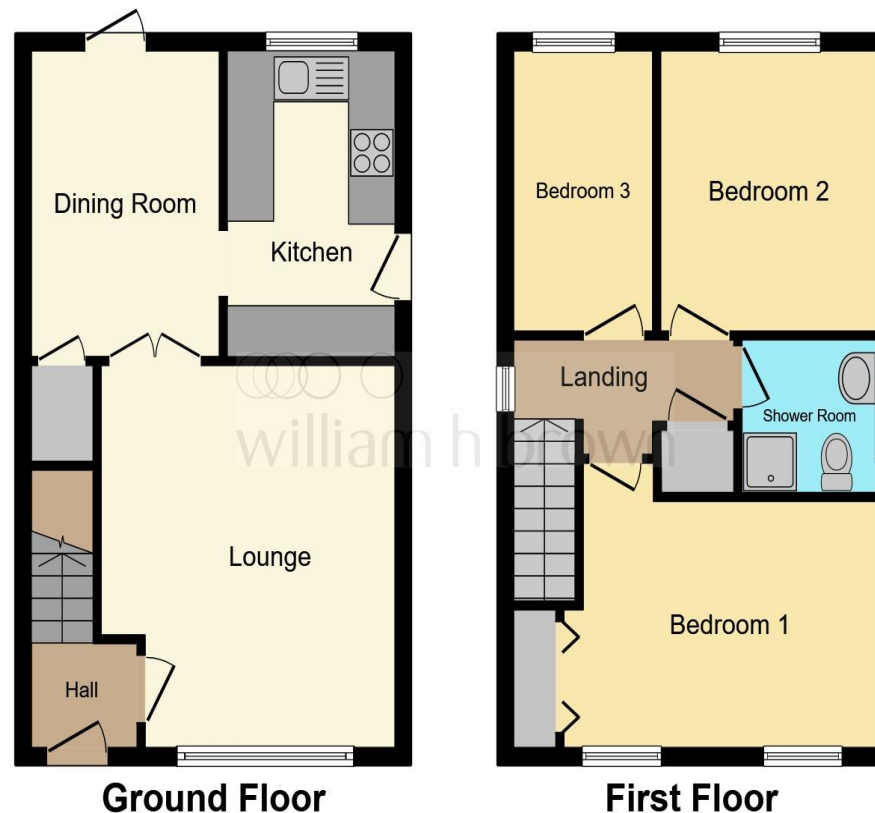
Blithfield Avenue, LOUGHBOROUGH

- AN OPPORTUNITY TO IMPROVE!
- GENERAL COSMETIC IMPROVEMENTS REQUIRED
- OFF ROAD PARKING & GARAGE
- TWO RECEPTION ROOMS
- RECENTLY REFITTED KITCHEN

Tenure: Freehold EPC Rating: D

offers over

£235,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114684 - 0009

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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