



Delisle Court, Loughborough

welcome to

Delisle Court, Loughborough

NO ONWARD CHAIN We are pleased to offer to the market this two-bedroom retirement bungalow offered for sale with no onward chain and occupying a pleasant position on this warden assisted retirement development. This property is designed for over 55s.

Entrance

The property is entered by a UPVC door into the porch which provides access to the living room.

Lounge/Diner

14' 9" x 11' 4" (4.50m x 3.45m)

The lounge offers an electric fireplace, carpet, upvc double glazed window to the rear elevation and sliding door to rear, coving to the ceiling and doors leading to an additional storage cupboard, kitchen and hallway.

Kitchen

8' 1" x 7' 2" (2.46m x 2.18m)

The kitchen has vinyl flooring and a upvc double glazed window to the front elevation with a range of wall and base fitted units, ceramic sink with drainer and tiled splashback, space for a washing machine, fridge freezer and a cooker,

Bedroom One

12' 9" x 8' 5" (3.89m x 2.57m)

Bedroom one has carpeted flooring, UPVc double glazed windows to the rear and side elevation, coving to the ceiling, built in wardrobes and a radiator.

Bedroom Two

10' 5" x 8' (3.17m x 2.44m)

Bedroom two has laminate flooring, upvc double glazed window to the side elevation and a radiator.

Bathroom

The bathroom has vinyl flooring and a three-piece suite comprising of hand wash basin within a vanity unit, low level wc, double shower cubicle with electric shower over and a heated towel rail.

Outside

Externally, the property is a communal garden with a lawn patio seating area and communal residence parking.





view this property online williamhbrown.co.uk/Property/LBH114970



welcome to

Delisle Court, Loughborough

- No Onward Chain
- Retirement Bungalow for Over 55s
- Warden Assisted Retirement Development
- Two Bedroom
- UPVC Double Glazing

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 148.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



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

view this property online williamhbrown.co.uk/Property/LBH114970



Property Ref:
LBH114970 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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