



Naylor Avenue, LOUGHBOROUGH

welcome to

Naylor Avenue, LOUGHBOROUGH

FOR SALE this well presented and much improved three-bedroom end townhouse occupying a pleasant corner position the sought after residential cul de sac in Loughborough. Internal viewing is highly recommended to appreciate the accommodation on offer. Call now to arrange a viewing.

Entrance Hall

Entrance to the property is via a upvc double glazed front door into the entrance hallway with a side window, stairs leading off to the first floor. Electric wall heater and doors off to all ground floor rooms

Lounge

23' 7" maximum x 11' 9" maximum (7.19m maximum x 3.58m maximum)

The lounge has laminate flooring, a feature fireplace with brick surround and side TV plinth, electric wall heater, upvc double glazed patio doors which open onto the rear garden and upvc double glazed windows overlooking the side and front elevations.

Kitchen

10' 8" x 8' 11" (3.25m x 2.72m)

The kitchen has vinyl flooring and is fitted with a range of base and wall mounted units with work surfaces over. There is a freestanding electric hob and oven, space and plumbing for a washing machine and dishwasher, one and half bowl stainless steel sink with drainer and mixer tap with complementary tiled splashbacks, vinyl flooring, upvc double glazed window and back door leading to the rear garden.

First Floor Landing

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

Bedroom One

11' 8" x 9' 11" (3.56m x 3.02m)

Bedroom one is a light and airy room with recently replaced carpets, upvc double glazed windows to the front and side elevation, useful built in wardrobe storage and coving to the ceiling.

Bedroom Two

9' 11" x 9' 8" (3.02m x 2.95m)

Bedroom two has a upvc double glazed window to the rear and a useful built in wardrobe storage.

Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m)

Bedroom three has upvc double glazed window to the front and coving.

Bathroom

The bathroom is fitted with a white three-piece suite comprising of bath with electric shower over, low level wc, wash hand basin in vanity unit with storage beneath, wall mounted heater, heated towel rail, two double glazed windows to the rear elevation.

Bedroom One



Bedroom Two

Bedroom Three

Bathroom



Outside

To the front of the property is a front garden which is mainly laid to lawn with a pathway leading to the front door and side access to the rear garden. To the rear there is a spacious garden which has a slabbed patio seating area and hard gravel standing. Garden is mainly laid to lawn with inset flower borders and a pathway leading to the garage, walled, fenced and enclosed to boundaries. Also, to the rear of the property there is a driveway providing ample offroad parking, a carport and access to the garage, which has an up and over door to the front, power and light and side personnel door



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Naylor Avenue, LOUGHBOROUGH

- End Townhouse
- Three Well-proportioned Bedrooms
- Cul de Sac position
- UPVC Double Glazing
- Electric Storage Heating

Tenure: Freehold EPC Rating: D

£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:
LBH115098 - 0004

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