



Atherstone Road, Loughborough

welcome to

Atherstone Road, Loughborough

****FOR SALE**** This two-bedroom semi-detached bungalow within a desirable location and occupies a well-proportioned plot in Loughborough.

Entrance

Entrance to the property is via a upvc double glazed porch on the side and into the entrance hallway. The hallway is carpeted and has doors to all rooms and a storage cupboard.

Lounge

12' 4" x 14' 10" (3.76m x 4.52m)

The lounge has a upvc bay window to the front elevation, a upvc double glazed window to the side elevation, a gas fireplace, a radiator and carpeted flooring.

Kitchen Diner

9' 8" x 6' 6" (2.95m x 1.98m)

The kitchen diner has carpeted flooring, a upvc double glazed window to the rear and side elevations, space and plumbing for a washing machine, space for fridge freezer and cooker, space for wall and base units, a radiator, space for a dining table and chairs and a door leading to French doors that open onto the rear garden.

Bedroom One

14' 10" x 10' 5" (4.52m x 3.17m)

Bedroom one has upvc double glazed windows to the front and rear elevations, carpeted flooring and a radiator.

Bedroom Two

11' x 11' (3.35m x 3.35m)

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

Bathroom

The bathroom has a three-piece suite comprising of panel bath with shower over and shower screen. grab rails, pedestal hand wash basin and a low level wc. The bathroom has a upvc double glazed frosted window to the side elevation, vinyl flooring and a radiator.

Outside

To the front of the property there is a garden laid to lawn, double gates leading to the rear garden and a block paved driveway providing ample offroad parking. To the rear of the property there is a patio seating area, large shed and garden that is laid to lawn and fenced to all boundaries,





view this property online williamhbrown.co.uk/Property/LBH115181



welcome to

Atherstone Road, Loughborough

- Semi-Detached Bungalow
- Two Well-Proportioned Bedrooms
- Lounge
- Kitchen Diner
- Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000



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/LBH115181



Property Ref:
LBH115181 - 0005

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