



Braddon Road, Loughborough

welcome to

Braddon Road, Loughborough

50% SHARED OWNERSHIP. We are delighted to offer for sale this three-bedroom semi-detached home occupying a pleasant cul de sac position within the popular Dishley side of Loughborough. This property would make an ideal home for first time buyers looking to get onto the property ladder!

Entrance

6' x 3' 9" (1.83m x 1.14m)

Entrance porch has and a upvc double glazed front door and a secondary door to the hallway. The entrance hallway has carpeted flooring, stairs rising to the first floor and a door to the living room.

Lounge

14' 1" x 12' 3" (4.29m x 3.73m)

The lounge has carpeted flooring, a gas fireplace, storage cupboard situated under the stairs that with shelving, a upvc double glazed window to the front elevation, a door to the kitchen and a radiator.

Dining Room

9' 4" x 9' 1" (2.84m x 2.77m)

The dining room has carpeted flooring, a upvc double glazed window to the rear elevation and a radiator .

Kitchen

9' 3" x 7' 6" (2.82m x 2.29m)

The kitchen has a range of base and wall mounted units, vinyl flooring, stainless steel sink with drainer, tiled walls, space and plumbing for a washing machine, space for a fridge freezer, space for a gas cooker an hob, a upvc double glazed window to the rear elevation and a upvc door to the rear garden.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, doors to all first-floor rooms and a loft hatch. The loft is partially boarded and has a fitted pull-down ladder.

Bedroom One

12' 3" x 8' 9" (3.73m x 2.67m)

Bedroom one has carpeted flooring, a storage cupboard containing the Worcester boiler, a upvc double glazed window to the front elevation and a radiator.

Bedroom Two

10' 7" x 9' 6" (3.23m x 2.90m)

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

Bedroom Three

9' x 7' 7" (2.74m x 2.31m)

Bedroom three has wooden floorboards, a upvc double glazed window to the front elevation and a radiator.

Bathroom

The bathroom is fitted with a three-piece suite comprising of panel bath with electric shower over, hand wash basin and a low level wc, tiled flooring, a upvc double glazed window to the rear elevation and a radiator.

Outside

To the front of the property there is a drive providing offroad parking. To the rear of the property there is a secure rear garden with patio seating area, garden shed, water point, planted sections and fencing to all boundaries.





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- 50% SHARED OWNERSHIP
- Ideal First Time Buy
- Private Rear Garden
- Family Bathroom
- UPVC Double Glazing

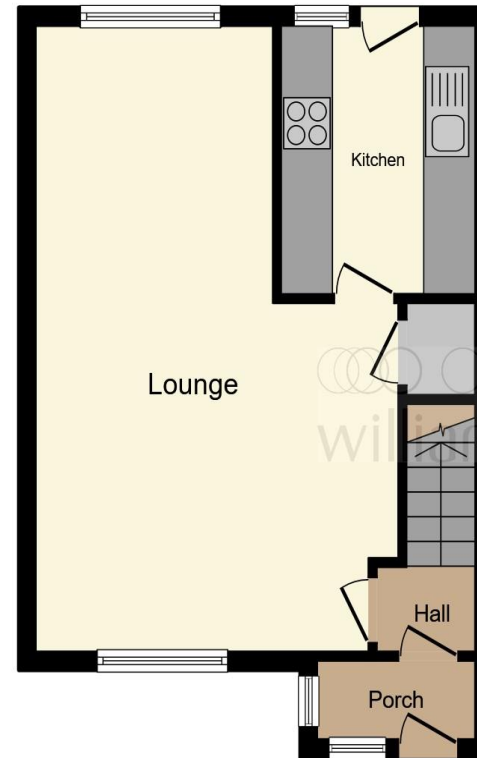
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 27.00

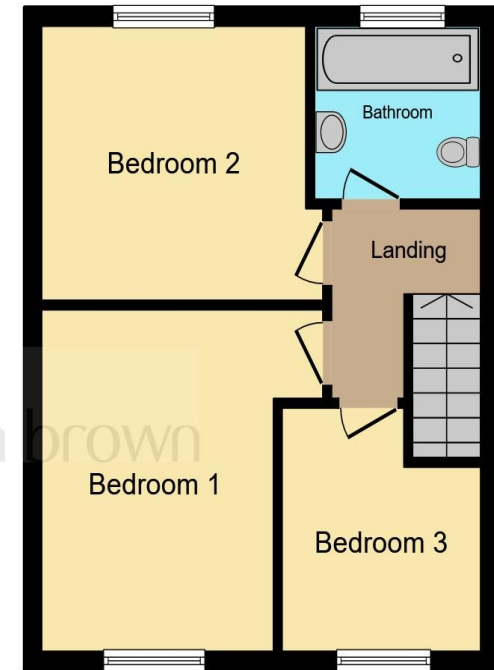
Ground Rent: 265.26

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£97,500



Ground Floor



First Floor

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:
LBH115394 - 0002

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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.


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