



Coe Avenue , Loughborough



£220,000

- THREE BEDROOM SEMI
- HEAD OF CUL-DE-SAC LOCATION
- PROXIMITY TO AMENITIES
- FULLY DOUBLE GLAZED
- COMBINATION BOILER
- NEUTRALLY PRESENTED
- Freehold
- EPC rating D



This well proportioned modern three bedroom semi detached house occupies a cul-de-sac location having proximity to schools and sub-centre amenities in what is an established well regarded location.

The property will appeal to the growing family, first time buyer or perhaps indeed investor, with the residence having been let out until recently though a professional letting agency.

Initially on entry via the double glazed door, the lounge impressively spans the full width of the property and the focal point of the room is the real effect gas fire on raised stone hearth with matching back and timber surround. A leaded light front elevation window and a useful understairs cupboard with feature integrated light with the newel post to the stairs.

The dining room is well lit with both the rear elevation double glazed door and window with views and access to the decking. An arch way through to the kitchen which is equipped with storage cupboards at both base and eye level. Integrated appliances include an electric oven and four ring gas hob, plumbing for a washing machine and space for a fridge freezer. The kitchen has a dual aspect with both side and rear elevation windows and a separate rear access door on to the decking, ideal for entertaining.



At first floor, the landing has a side aspect window and roof space access hatch. Bedroom one is situated at the front having four double electrical sockets and TV aerial connection. The second double bedroom is to the rear with a single built in cupboard and bedroom three has a cupboard over the stairs.

The bathroom has been refitted and is fully tiled with a mains shower over the bath served by the Ideal combination gas central heating boiler which is housed in the kitchen. Wash hand basin and low level WC.

Outside, at the front, the driveway allows off road car parking for two vehicles, the fore garden is mainly laid to lawn with dwarf walling fronting the pavement. At the rear, there is the aforementioned full width decked area which is enclosed by matching fencing, steps then lead down to a lower section of lawn. The garden is fully enclosed by timber fencing. From a maintenance point of view, fascias and soffits are uPVC and there is a useful outside cold water tap.

The property is sold with no upward chain.

To find the property, from Loughborough town centre proceed along the A6 Derby Road, at the Bishop Meadow roundabout turn left in to Warwick Way, at the next roundabout continue straight on along Sandringham Drive which becomes Buckingham Drive. Left into Althorpe Drive and first right into Coe Avenue where the property is situated at the head of the cul-de-sac on the right hand side.



LOUNGE 3.90m x 4.98m (12'10" x 16'4")

DINING ROOM 2.50m x 3.18m (8'2" x 10'5")

KITCHEN 2.19m x 3.02m (7'2" x 9'11")

FIRST FLOOR LANDING 1.86m x 2.23m (6'1" x 7'4")

BEDROOM ONE 2.97m x 3.84m (9'8" x 12'7")

BEDROOM TWO 2.95m x 3.26m (9'8" x 10'8")

BEDROOM THREE 1.84m x 2.93m (6'0" x 9'7")

BATHROOM 1.78m x 1.83m (5'10" x 6'0")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

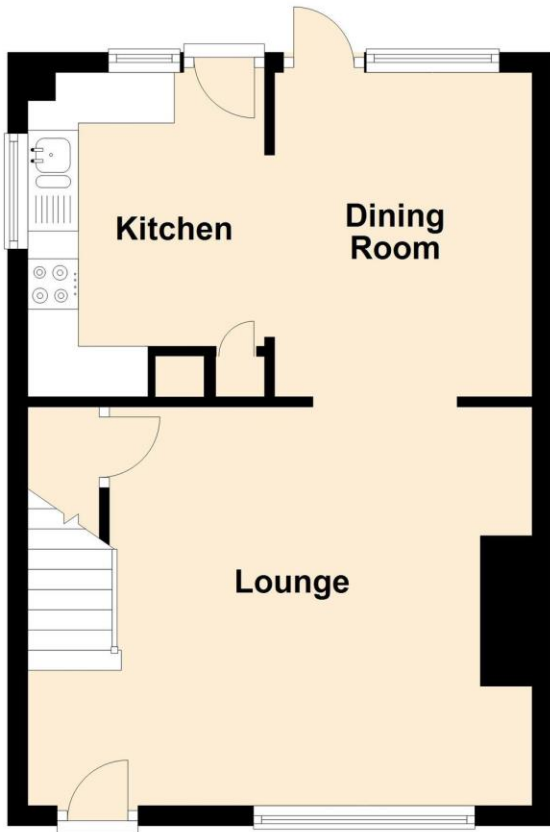
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

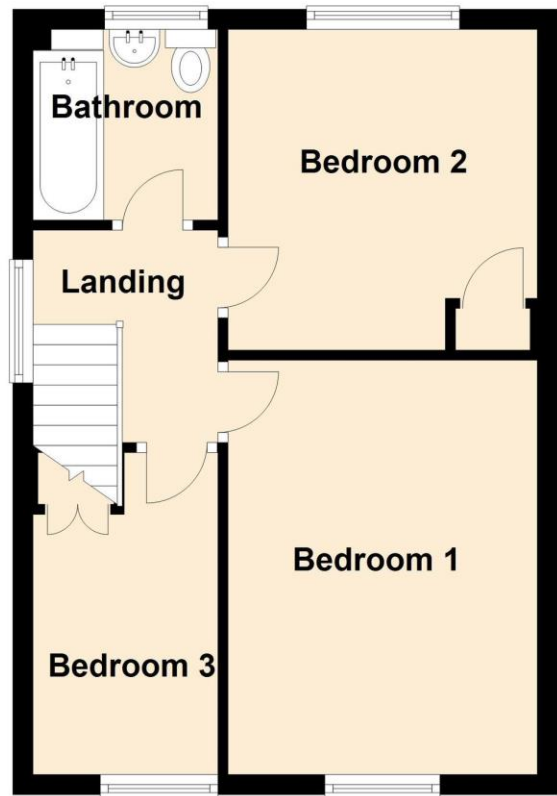
Ground Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 73.2 sq. metres (787.8 sq. feet)





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