



Limehurst Avenue,
Loughborough



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£178,000

- TWO BEDROOM PROPERTY
- END OF ROW SEMI
- GAS CENTRALLY HEATED
- DOUBLE GLAZED
- FULL WIDTH KITCHEN
- MODERN BATHROOM
- FREEHOLD
- EPC rating COMING SOON



This traditional end of row semi detached property is ideal for the first time buyer or family, having proximity to Limehurst school and within easy walking distance of Loughborough town centre.

The property occupies a good sized plot, with a feature rear garden which is fully fenced, whilst from a practical standpoint, the home has gas central heating and double glazing (a Gloworm combination boiler which is relatively new).

Initially on entry via the double glazed door is the hallway with internal door through to the lounge. The lounge has an attractive bay window with modern radiator beneath, a focal point real flame effect gas fire, the room is well presented and there is a door through to the kitchen.

The full width dining kitchen has a comprehensive range of storage units at both base and eye level, with work surface, stainless steel sink unit, plumbing for a washing machine, spaces for both a gas cooker and fridge freezer respectively. The kitchen has a dual aspect with both rear and side elevation windows, an under stairs pantry discreetly houses the modern electric circuit breaker. A glazed door from the kitchen leads to the rear lobby with doors left and right, a ground floor WC and an additional practical store.



On the first floor, there are two double bedrooms both with fitted furniture, the main is to the front and spans the full width of the property with storage over the stairs, two front elevation windows. The rear bedroom has views over the garden.

The modern bathroom has a three piece suite with a panelled bath having an electric shower over (Mira Sprint), a winged wash hand basin with double cupboard beneath and low level WC with dual flush. Full tiling to the walls and a single radiator.

Outside at the front, a low maintenance fore garden is paved with coloured stone then a path leads to the rear via a metal gate. At the rear there's a paved area with a timber shed, a concrete path leads to two separate patio areas and there's three sections of lawn and further coloured stone.

The property is for sale with no upward chain.

Please note: Limehurst Avenue parking is via a permit system obtained from Charnwood Borough Council. Viewers of this property should park elsewhere to avoid parking fines. Future owners will be able to obtain a permit.

To find the property, from Loughborough town centre proceed along the Rushes, at the traffic lights turn right on to Bridge Street, then left in to Limehurst Avenue, the property is situated on the right hand side identified by the agent's 'For Sale' board.

HALL

LOUNGE 4.16m x 3.57m (13'7" x 11'8")

KITCHEN DINER 4.62m x 2.96m (15'2" x 9'8")

REAR LOBBY 1.64m x 0.78m (5'5" x 2'7")

GROUND FLOOR WC 1.45m x 0.67m (4'10" x 2'2")

STORE 1.49m x 0.76m (4'11" x 2'6")

FIRST FLOOR LANDING 1.68m x 0.73m (5'6" x 2'5")

BEDROOM ONE 3.88m x 3m (12'8" x 9'10")

BEDROOM TWO 2.96m x 2.54m (9'8" x 8'4")

BATHROOM 1.71m x 2.01m (5'7" x 6'7")





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 B.

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DISCLAIMER

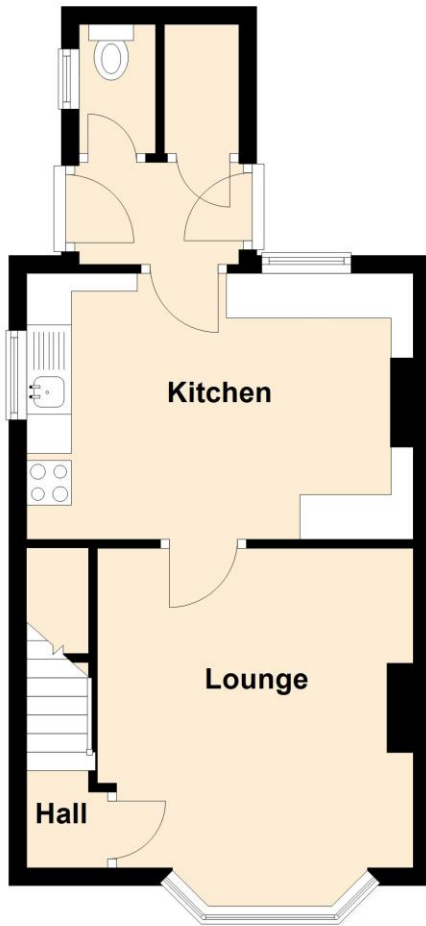
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

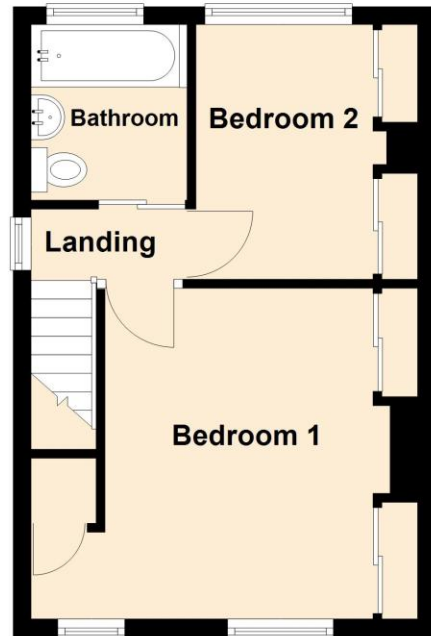
Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.5 sq. feet)



Total area: approx. 63.0 sq. metres (677.9 sq. feet)



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