



78a Beeches Road, Loughborough

£250,000 Freehold

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The home is a fantastic proposition for purchase, with a streamlined layout and excellent location. Initially, the property is formed of a spacious combined living and dining room with fantastic box window to the front elevation. This then provides access to the superbly-maintained U-shaped kitchen, benefitting from an integrated oven with gas hob above. Whilst the kitchen is currently equipped with freestanding white goods (i.e: the washing machine and fridge), many prospective purchasers would be delighted to know that these could be replaced with integrated appliances with ease, as the fixtures and doors to match the kitchen fittings are already in place.

Onwards into the home, the two large bedrooms are a welcome amenity, the smaller of which also features a modern PVC door to the rear garden. The interior of the home is completed by the wet room, containing a high-pressure shower fitting powered by the newly installed combi boiler, as well as a sink and W.C.

Externally, the property is served by a shared driveway with a secure metal gate, which provides access to the front garden and the handy brick built garage. The rear of the home benefits from a well-proportioned tapered garden with charming patio area.

Beeches Road offers ready access to numerous amenities, including the A6, Loughborough Town Centre, Charnwood Water and Loughborough Grammar School, ensuring that there's truly something for everyone with this stunning home.

Council Tax band: B

Tenure: Freehold

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Living/Dining Room

11' 10" x 16' 8" (3.61m x 5.07m)

Kitchen

9' 6" x 10' 9" (2.90m x 3.28m)

Bedroom One

13' 2" x 9' 5" (4.01m x 2.88m)

Bedroom Two

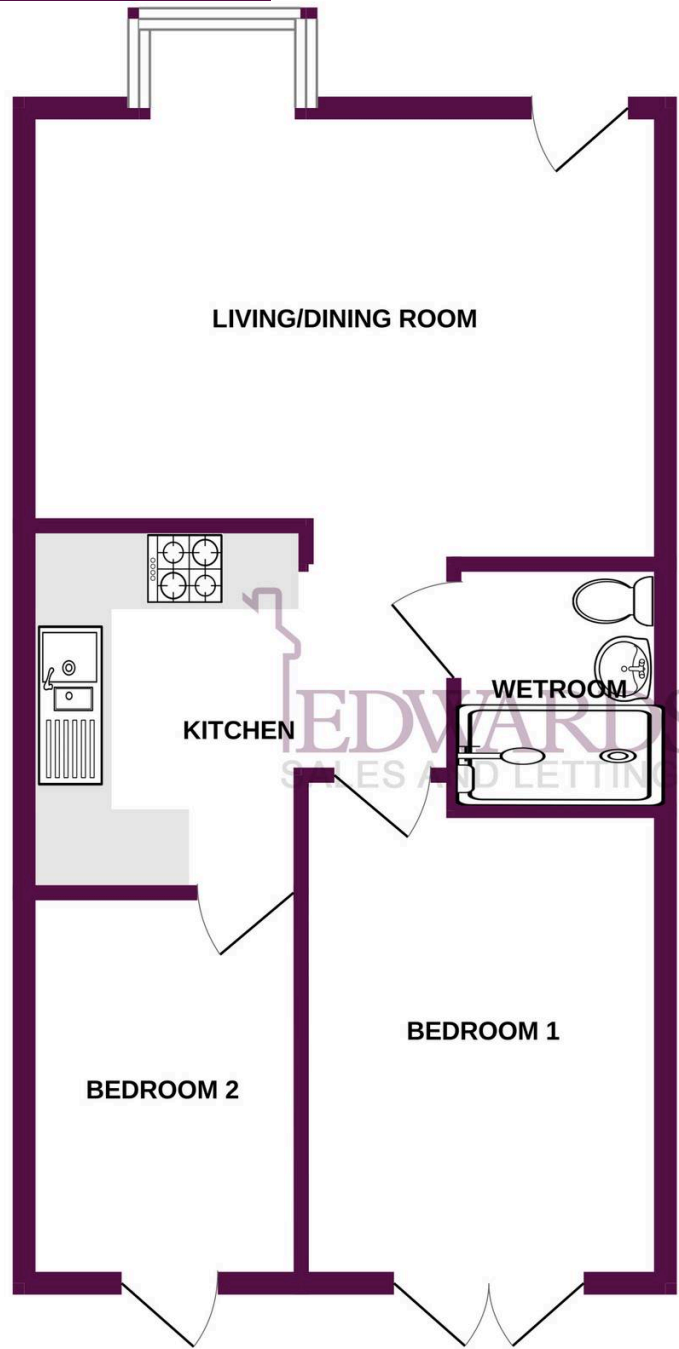
10' 4" x 6' 7" (3.16m x 2.00m)

Wet Room

Garage



GROUND FLOOR
(48.1 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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