



Sinclair

17 Alston Drive, Loughborough, Leicestershire, LE11 5UH

£200,000

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Property at a glance

- Favoured Residential Location
- Two Double Bedrooms
- Redecorated
- Council Tax Band*: B
- No Upward Chain
- New Floor Coverings
- Ideal FTB/ Rental Investment
- Price: £200,000

Overview

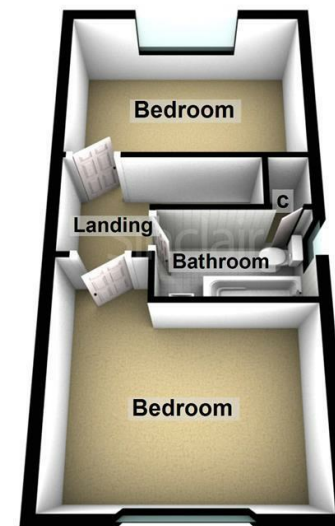
Offered with no Upward Chain and situated in a popular residential location this two double bed roomed semi-detached offers ideal accommodation for the first time buyer or investment purchaser. The accommodation offers a blank canvas having new floor coverings where required, having been redecorated and comprises, porch, living room, fitted dining kitchen with additional pantry store; and on the first floor a landing gives way to two double bedrooms and bathroom. Outside there is a front garden with a block paved driveway providing off road parking and to the rear there is an enclosed garden with patio areas.

Location**

Ground Floor



First Floor



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

DETAILED ACCOMMODATION

uPVC double glazed entrance door through to the entrance porch.

Entrance Porch

uPVC double glazed opaque glass window, electric light and power, cloaks hanging space and door through to the main living room.

Main Living Room

17'4 x 12'11(including stairs to the first floor) (5.28m x 3.94m stairs to the first floor))

uPVC double glazed window, radiator, newly fitted carpets, repainted walls, stairs accessing the first floor and door accessing the fitted dining kitchen.

Fitted Dining Kitchen

12'10 x 9' (3.91m x 2.74m)

The kitchen has a single drainer one and a half bowl sink unit with mixed tap over and cupboards under, there are fitted solid wooden units to the wall and base with chrome bar handles, roll edge work surface and matching splash back, stainless steel gas hob with an oven under and extractor fan over, plumbing for washing machine, space for a tall standing fridge freezer, pan draws, radiator to the dining area and uPVC double glazed French doors overlooking and accessing the garden, there is a further uPVC double glazed window and door accessing the pantry store.

Pantry Store

Has a Worcester gas fed boiler and shelving.

First Floor

On the first floor a landing gives way to two double bedrooms and a bathroom which is newly fitted carpets throughout the first floor, bedrooms and landing.

Bedroom One

12'11 x 9'9 (3.94m x 2.97m)

uPVC double glazed window, radiator.

Bedroom Two

13' x 9'1 (3.96m x 2.77m)

uPVC double glazed window overlooking the garden, radiator.

Bathroom

Fitted with a panel bath with shower over, low flush WC and wash hand basin with cupboard storage under, an airing cupboard housing the water cylinder and electric heated towel rail, uPVC double glazed opaque glass window.

Outside

To the front of the property is block paved driveway providing off road parking, garden with a variety of plants and shrubs, side access leading to the rear garden.

Rear Garden

The rear garden has a slabbed patio area to the rear of the property, timber screen fencing to the boundaries, a variety of plants and shrubs and brick edged pathways leading to a further slabbed seating area.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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