



Redwood Road,
Loughborough



Offers in excess of £255,000

- THREE BED DETACHED
- DOUBLE FRONTED
- REFITTED KITCHEN
- MODERN BATHROOM
- CORNER PLOT
- GARAGE AND DRIVEWAY
- FREEHOLD
- EPC rating C



This three bedrooomed link detached property is linked by only a carport attached to the rear and no adjoining accommodation. The attractive double fronted design has a dual aspect lounge good sized side garden, a single garage with driveway. with proximity to local facilities including Outwoods Edge School.

The floor plans on the details indicate a full layout comprising hall, front to rear lounge, front to rear kitchen diner, 3 first floor bedrooms and feature refitted three piece bathroom suite.

The property occupies a corner plot on a popular estate. From a practical standpoint there is replacement double glazing, gas central heating and the home is sold with no upward chain. Ideal for professionals, families, first time buyers and also investors.



HALL

LOUNGE 4.97m x 3.76m (16'4" x 12'4")

KITCHEN DINER 4.97m x 3.1m (16'4" x 10'2")

BEDROOM ONE 4.59m x 3.93m (15'1" x 12'11")

BEDROOM TWO 3.14m x 2.49m (10'4" x 8'2")

BEDROOM THREE 2.73m x 1.93m (9'0" x 6'4")

BATHROOM 2.38m x 1.84m (7'10" x 6'0")

SERVICES & TENURE

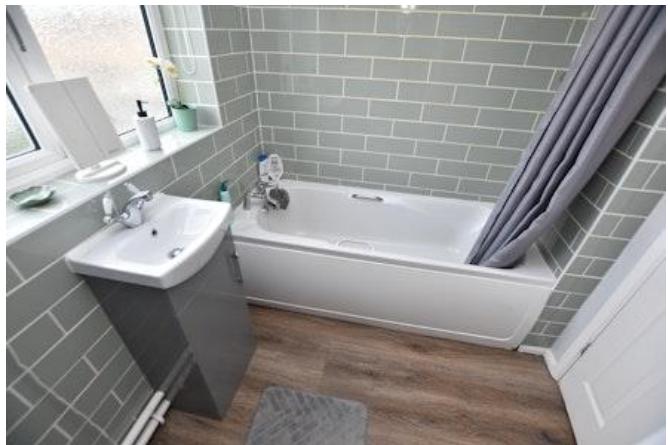
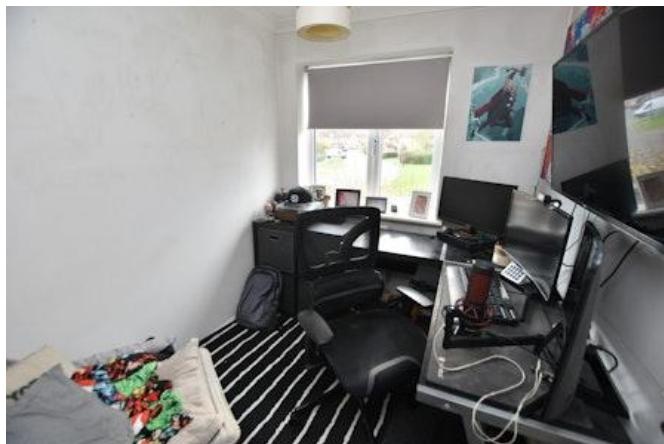
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

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

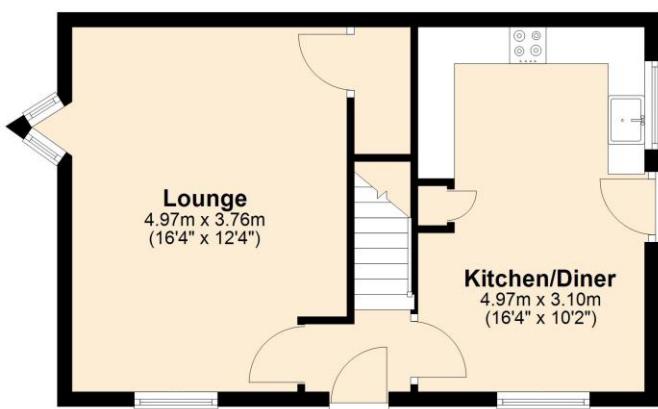
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.





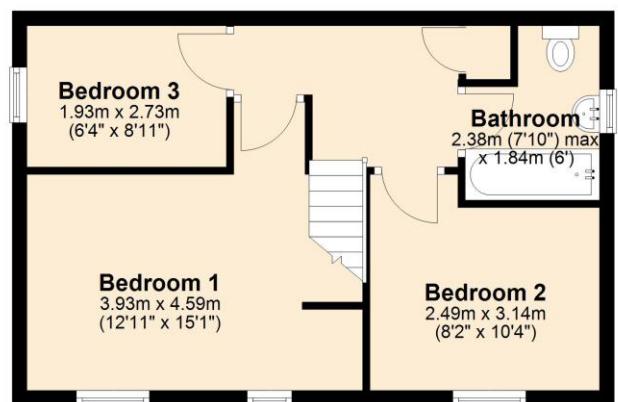
Ground Floor

Approx. 39.2 sq. metres (421.7 sq. feet)

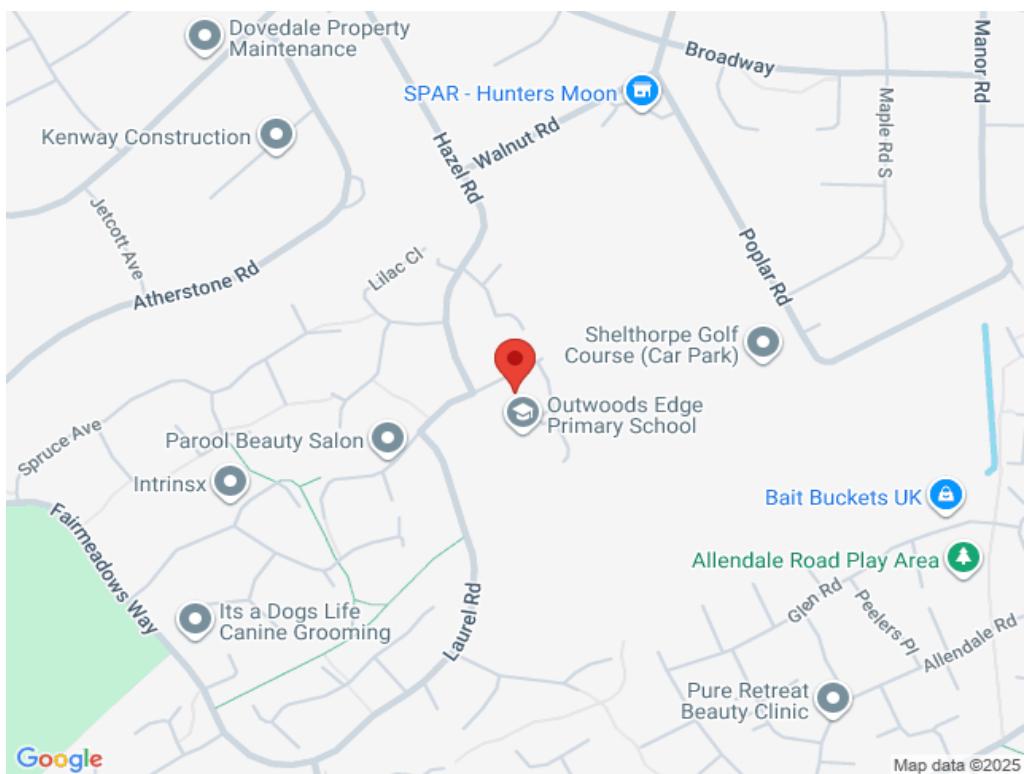


First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)



Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk