



Linden Road, Loughborough



£165,000

- THREE BEDROOM PROPERTY
- EXTENDED ACCOMMODATION
- MODERNISATION REQUIRED
- FULLY DOUBLE GLAZED
- ELECTRIC STORAGE HEATERS
- MATURE GARDEN
- FREEHOLD
- EPC rating F



An excellent opportunity for those requiring a project, this spacious mid terrace, three bedroom bay fronted property has excellent potential and scope for improvement. Locationally, the home is within easy walking distance of the town centre and Limehurst Academy Secondary school is beyond the rear garden.

Fully double glazed the current layout comprises of hall, bay fronted lounge with exposed timber flooring. The dining room is wider with a useful under stairs cupboard (discreetly housing the modern electric circuit breaker) and spans the full width of the property having a rear elevation window.

The kitchen has base and eye level storage units, plumbing for a washing machine, gas cooker point and electric storage heater.

At first floor, the main bedroom is to the front with a double glazed bay window, exposed timber floor and electric storage heater. The second double bedroom is to the rear and also has storage heater, double glazed rear elevation window with a view over the garden and Limehurst school playing field. Bedroom three also has an electric storage heater, front elevation window and exposed wood floor.



The wet room has a non slip floor, easy access shower enclosure with mains shower within, half winged wash hand basin with cupboard beneath and a lo level WC.

To the outside, at the front, a mature fore garden and herringbone pattern block paving leads to the composite front entrance door. To the right hand elevation a shared alley way leads to the rear via a timber gate. At the rear, there's a paved patio beyond the kitchen with a central path leads to a lawned section with mature borders and rockery to the rear fully enclosed by metal railings and timber fencing to the majority.

This is an ideal first purchase and is for sale with no upward chain. On street parking via a permit system via Charnwood Borough Council.

To find the property, from Loughborough town centre proceed along The Ruses turning right in to Bridge Street, then left in to Limehurst Avenue, right in to Linden Road where the property is situated on the right hand side identified by the agent's 'For Sale' board.

HALL

LOUNGE 3.77m x 3.63m (12'5" x 11'11")

DINING ROOM 4.56m x 3.06m (15'0" x 10'0")

KITCHEN 3.62m x 2.47m (11'11" x 8'1")

BEDROOM ONE 3.63m x 2.95m (11'11" x 9'8")

BEDROOM TWO 3.06m x 2.95m (10'0" x 9'8")

BEDROOM THREE 2.26m x 1.92m (7'5" x 6'4")

WET ROOM 1.92m x 1.7m (6'4" x 5'7")





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. On street parking via a permit system via Charnwood Borough Council.

DISCLAIMER

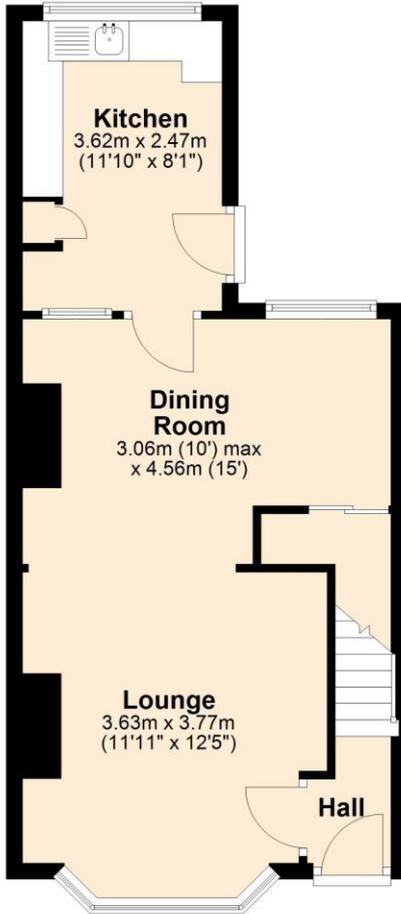
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

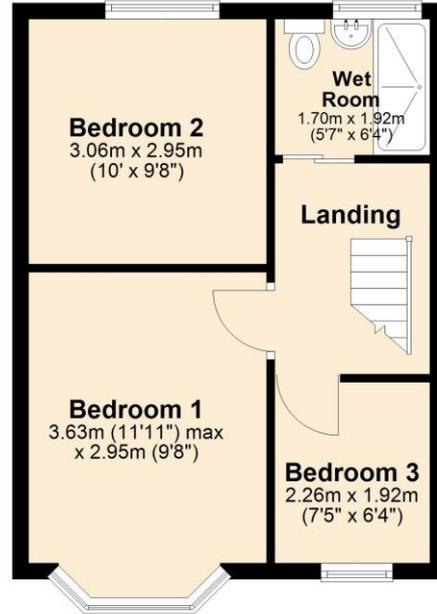
Ground Floor

Approx. 40.5 sq. metres (436.5 sq. feet)

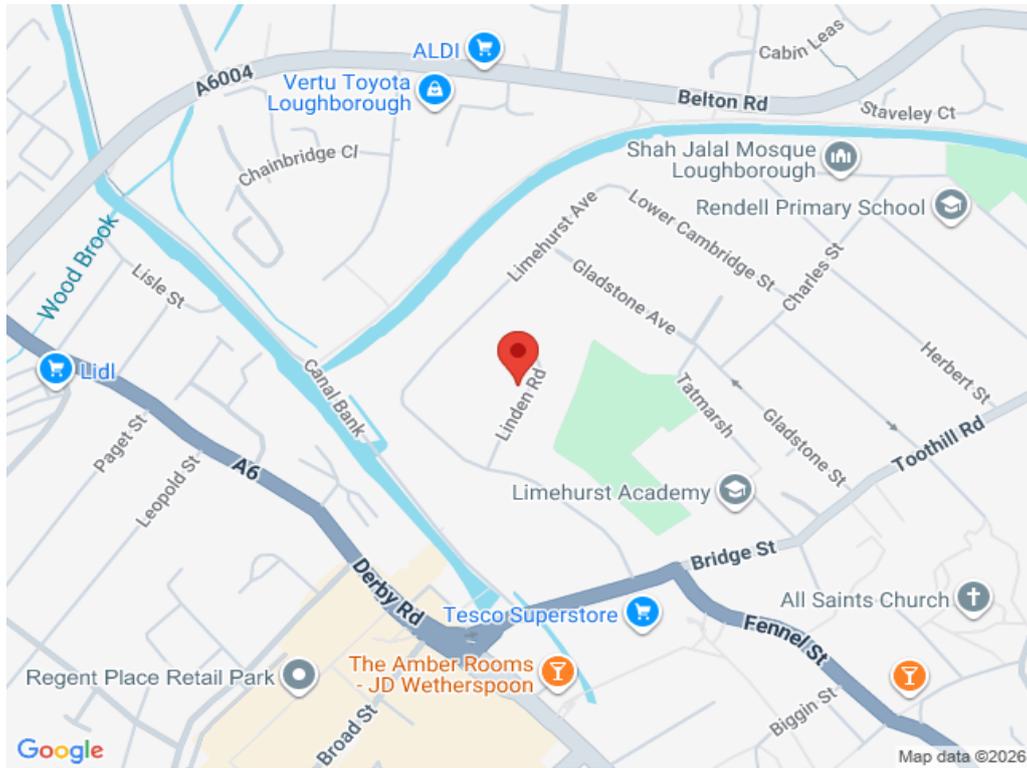


First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 74.6 sq. metres (802.5 sq. feet)



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