Alexanders
MarketMakers.

Byron Street
Loughborough

- Beautifully renovated detached bungalow
- Spacious living accommodation
- Bright and contemporary interiors
- Modern kitchen and bathroom
- Three well-proportioned bedrooms
- Off-street parking
- Generous secure rear garden
- Popular residential location
- EPC Rating D / Council Tax Band C / Freehold

Situated on the popular Byron Street, this beautifully renovated three bedroom detached bungalow offers stylish, move-in-ready accommodation, having recently undergone a comprehensive programme of refurbishment throughout.

The property has been thoughtfully modernised to create bright and contemporary living spaces, with a tasteful finish that allows the accommodation to be enjoyed from day one. Carefully considered improvements throughout have enhanced both the presentation and practicality of the home.

Outside, the property continues to impress with a generous rear garden, providing an attractive outdoor space with plenty of room to relax, enjoy the surroundings or cultivate a garden. Off-street parking further enhances the practicality of the property.

Conveniently positioned within easy reach of Loughborough town centre, local amenities, schools and excellent transport links, this detached bungalow successfully combines modern living with the convenience of an established residential setting.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

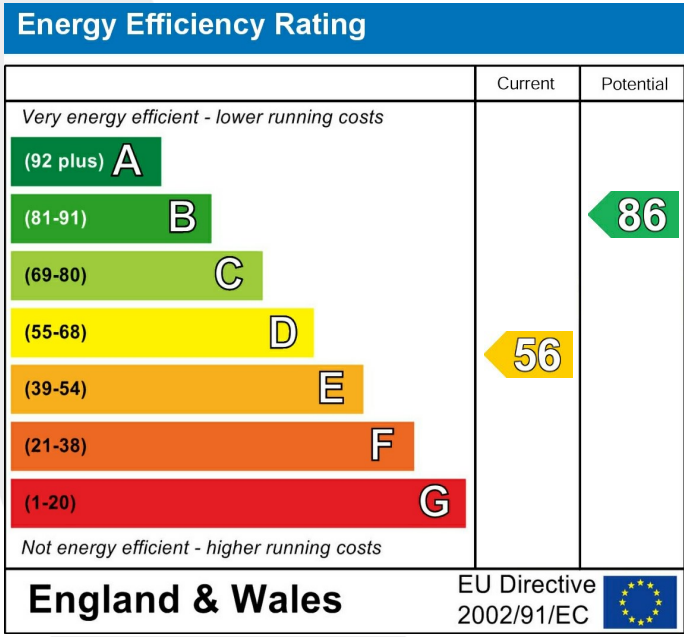
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

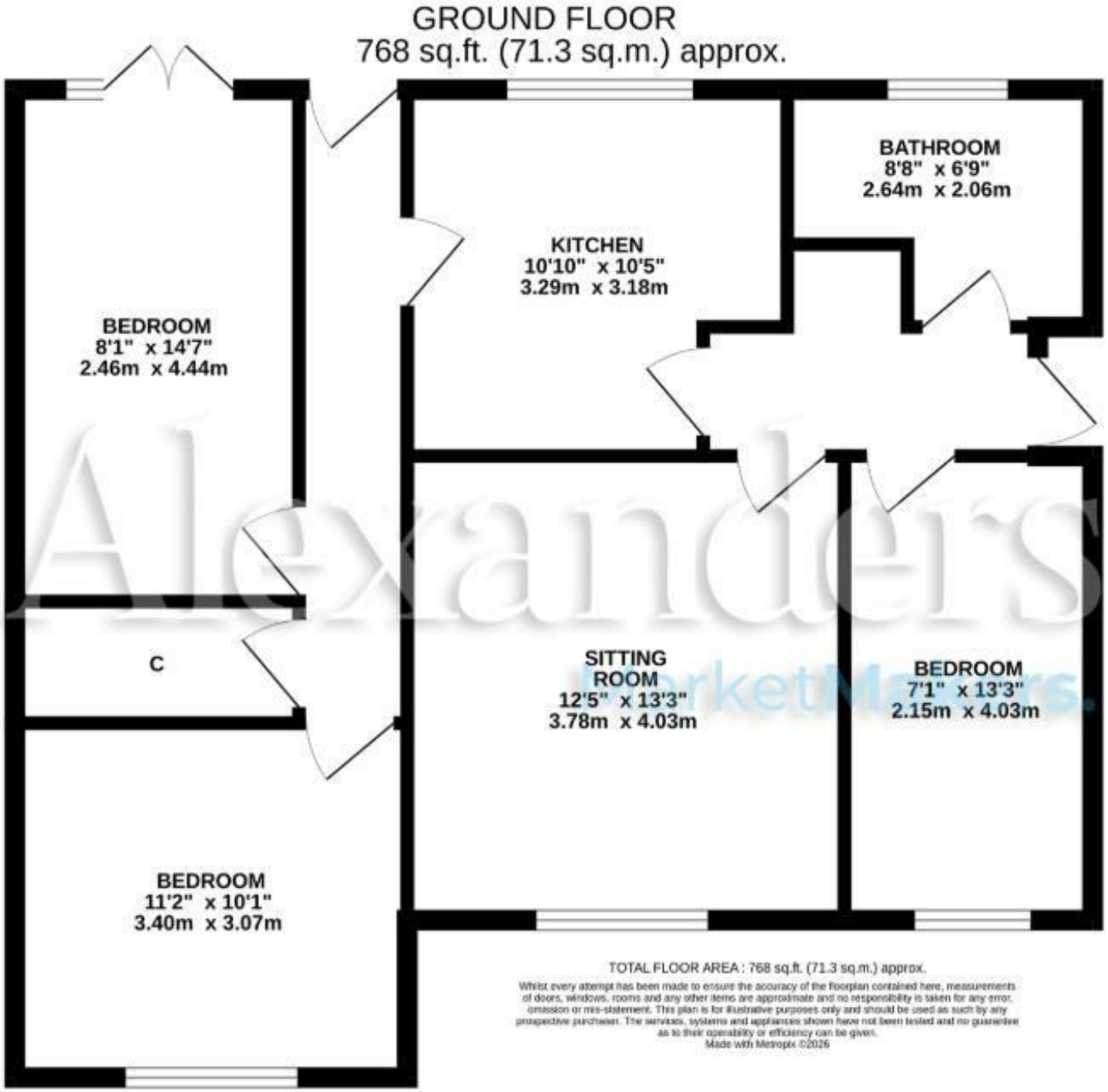
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
86
England & Wales
EU Directive 2002/91/EC

BLAKE DRIVE
LT331047
165
BYRON STREET
179


GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.
BEDROOM
8'1" x 14'7"
2.46m x 4.44m
KITCHEN
10'10" x 10'5"
3.29m x 3.18m
BATHROOM
8'8" x 6'9"
2.64m x 2.06m
C
SITTING ROOM
12'5" x 13'3"
3.78m x 4.03m
BEDROOM
7'1" x 13'3"
2.15m x 4.03m
BEDROOM
11'2" x 10'1"
3.40m x 3.07m
TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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