



**Garendon Green, Loughborough**

**welcome to**

## **Garendon Green, Loughborough**

We are delighted to welcome to the market this one-bedroom ground floor flat situated in an ideal residential spot in Loughborough. Ideal for a first-time buyer or investor! Comprising entrance hallway, lounge, kitchen, a well-proportioned bedroom, wet room and a shared rear garden! CALL NOW!

### **Entrance**

Entrance to the property is at the side with an access ramp and a upvc double glazed door into the entrance hallway. The entrance hallway has carpeted flooring, a radiator and doors to the kitchen, wet room and lounge.

### **Lounge**

14' 1" x 11' 10" ( 4.29m x 3.61m )

The lounge has carpeted flooring, coving to the ceiling, a radiator, a upvc double glazed window to the front elevation and a door to the bedroom.

### **Kitchen**

10' 10" x 8' 10" ( 3.30m x 2.69m )

The kitchen is fitted with a range of base and wall mounted units, vinyl flooring, a upvc double glazed window to the side elevation, stainless steel sink with drainer and tiled splashbacks and spaces for a fridge freezer, dishwasher and cooker. There is a door leading out to the rear garden and access to the outbuilding.

### **Bedroom**

11' 10" x 9' 10" ( 3.61m x 3.00m )

The bedroom has carpeted flooring, a upvc double glazed window to the rear elevation, a radiator, door opening to a storage cupboard and coving to the ceiling.

### **Wet Room**

7' 10" x 5' 11" ( 2.39m x 1.80m )

The wet room has an electric shower, grab rails, low level wc and hand wash basin, a upvc double glazed frosted window to the front elevation and an extractor fan.

### **Outside**

To the front of the property there is a footpath leading to the front door and side gated access. To the rear of the property there is an outbuilding which has space and plumbing for a washing machine and houses the boiler. The rear garden has a patio area and is fenced to all boundaries and is partially shared with the flat above.





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## Garendon Green, Loughborough

- Ground floor flat
- Double bedroom
- Kitchen with access to out building
- Shared rear garden
- Spacious lounge

Tenure: Leasehold EPC Rating: C

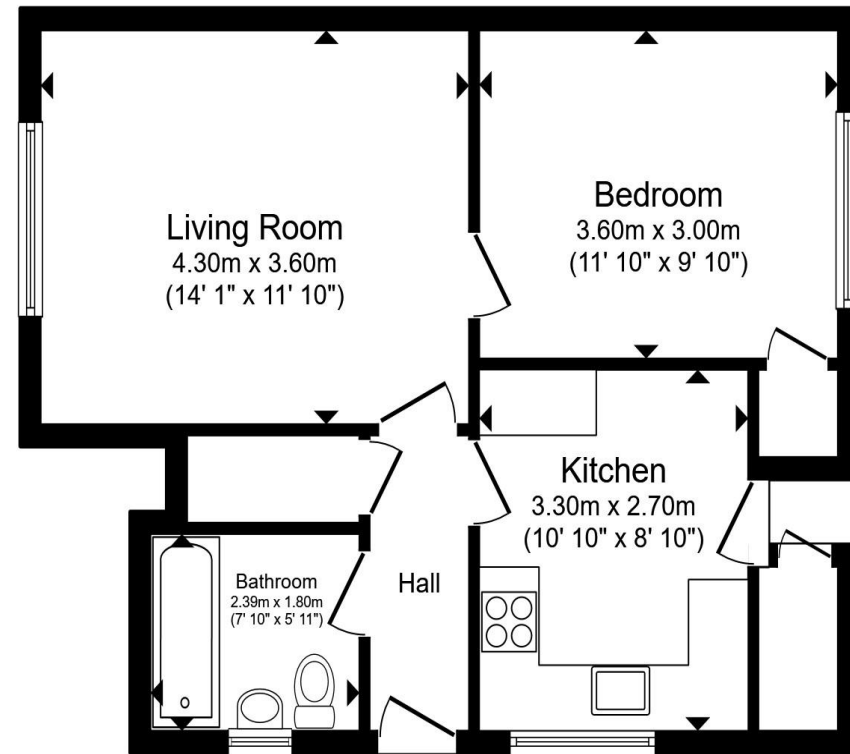
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£120,000**



Total floor area 46.8 m<sup>2</sup> (504 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LBH115856 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)