



## Ravensthorpe Drive, Loughborough, LE11 4WA

### £194,950

We are delighted to bring to the market this semi-detached house, located in a popular area. The property benefits from off-road parking, gas central heating, and double-glazed doors and windows. Ideally situated on popular bus routes in and out of town and in close proximity to Junction 23 of the M1.

Being sold with no onward chain.

The accommodation briefly comprises an entrance hall, lounge, and kitchen/dining area. To the first floor there are two bedrooms and a shower room. Externally, the property offers allocated parking and a front garden with a pathway leading to the front door. To the rear is a good-sized garden featuring a patio area and a spacious lawn, with a side gate providing access to the street.

For further information, please contact us.

# Ravensthorpe Drive, Loughborough, LE11 4WA

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## 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.

## 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 a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

511 ft<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

