Southfield Avenue
Loughborough









- THREE BEDROOM SEMI-DETACHED HOUSE
- CUL-DE-SAC POSITION
- EXCELLENT TRANSPORT LINKS TO MAJOR ROAD NETWORKS
- OFF ROAD PARKING
- GROUND FLOOR WC
- COUNCIL TAX BAND - B

Asking price £249,950

https://www.judgeestateagents.co.uk



Judge Estate Agents are happy to offer to the market this well presented, three bedroom semi-detached house that is nestled within a cul-de-sac position. Internally this lovely home benefits from an Entrance Hall, WC, Kitchen, Living Room, First Floor Landing, Three Bedrooms and a Bathroom. Outside to the rear is an established Garden and from the front, Off Road Parking. An internal viewing comes highly advised to appreciate.

ADDITIONAL INFORMATION
Please note there is a service charge on this property for the upkeep of the area. The seller is unable to provide an actual invoice/statement but we have received evidence that a fee of £18 is paid pcm.
We would suggest you contact the management company direct for further details or call us on 01162 367000.

ENTRANCE HALL
There are stairs that lead up to the first floor landing and doors that lead to:

WC
Comprising a low level WC, wash hand basin and a radiator.

KITCHEN
10' x 8' (3.05m x 2.44m)
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, power points and a window to the front aspect.

LIVING ROOM
17' x 15' - 12' (5.18m x 4.57m - 3.66m)
Benefiting from windows to both the side and rear aspects, radiator, power points, under stairs cupboard and patio doors that lead to the rear aspect.

FIRST FLOOR LANDING
With an airing cupboard, loft access as well as doors that lead to:

BEDROOM
12' x 8' (3.66m x 2.44m)
Having a window to the front and side aspects, radiator, power points and fitted wardrobes.

BEDROOM
13' x 8' (3.96m x 2.44m)
Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM
8' x 6' (2.44m x 1.83m)
There is a window to the rear aspect, radiator and power points.











BATHROOM
Comprising a low level WC, wash hand basin, bath, heated towel rail and a window to the front aspect.

REAR GARDEN
There is a patio that leads to a mainly laid to lawn garden with borders.

PARKING
From the front there is off road parking.

SILEBY VILLAGE
Sileby is located in south of Lougborough in Leicestershire. The village is well serviced having a range of shops, gift shops and local stores. There are two local primary school and countryside walks. Transport links provide access to Loughborough and Leicester via the A6 and A46 and for the commuter there is also train station access to Loughborough and Leicester.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

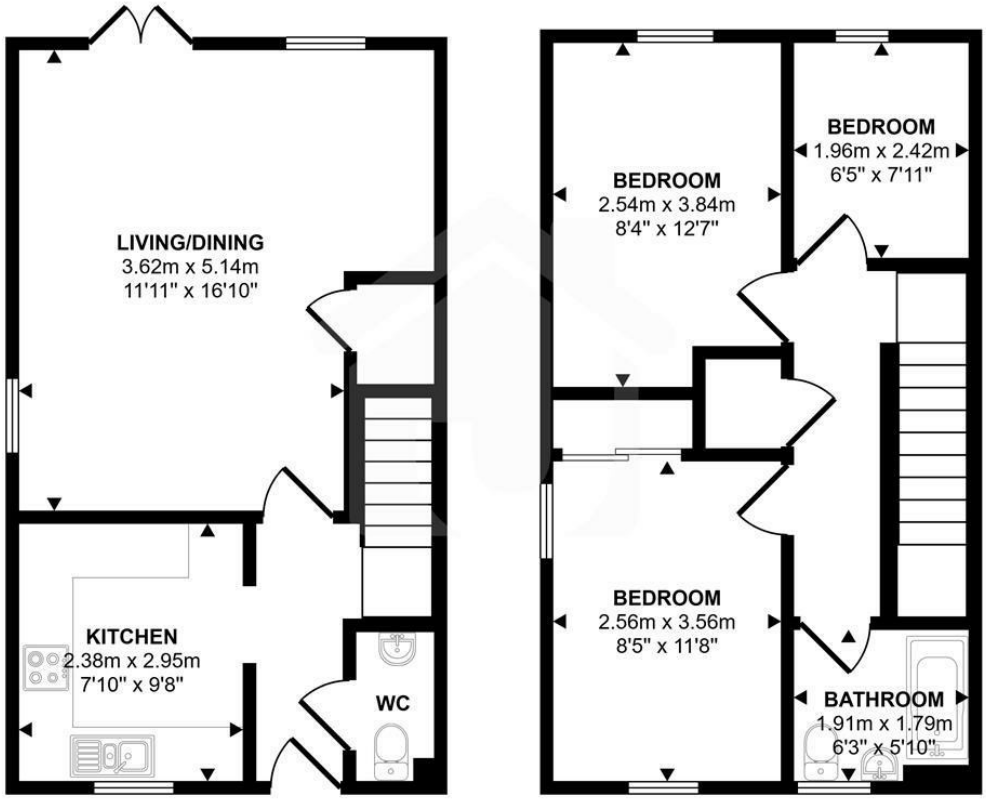
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



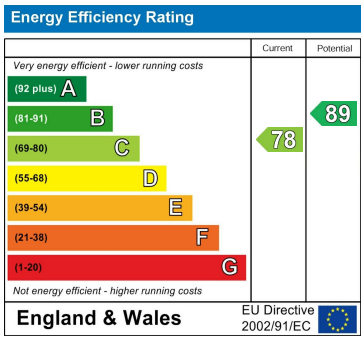
Approx Gross Internal Area
76 sq m / 818 sq ft

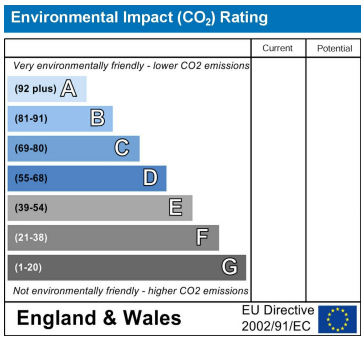


Ground Floor
Approx 38 sq m / 404 sq ft

First Floor
Approx 38 sq m / 414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Your fully independent professional family run
Estate Agency for full advice on
Property and Land Sales, Probate, New Build and Investment.

13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ
0116 236 7000 | sales@judgeestateagents.co.uk
https://www.judgeestateagents.co.uk