



Sinclair

'Cedar Villas' 131 Park Road, Loughborough

Loughborough

Offers Over £270,000

'Cedar Villas' 131 Park Road

Loughborough, Loughborough

Spacious period home with rear extension, loft room, cellar, two bedrooms, gardens front and rear. Needs modernisation. No upward chain. Partial double glazing and gas central heating.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Gas Central Heating
- Three Reception Rooms
- No Upward Chain
- Modernisation Required
- Extended Period Residence
- Ease Of Access To Town



DETAILED ACCOMMODATION

Storm porch with timber entrance door through to the reception hall, the reception hall has timber panelled doors accessing three reception rooms, balustrade staircase accessing the first floor ,cornice to ceiling, radiator.

RECEPTION ROOM ONE/LIVING ROOM

12' 11" x 11' 10" (3.94m x 3.61m)

Dimensions: 3.94m x 3.63m (side of chimney breast) (12'11 x 1. uPVC double glazed window, tiled open fireplace, ceiling rose, cornice to ceiling, radiator, wood stripped floor.

RECEPTION ROOM TWO/DINING ROOM

12' 11" x 9' 5" (3.94m x 2.87m)

Cornice to ceiling, wall lights, radiator, wood stripped flooring, open fireplace, double doors to the rear.

RECEPTION ROOM THREE/ BREAKFAST ROOM

9' 1" x 8' 11" (2.77m x 2.72m)

Sash window, wall mounted gas fed boiler, tiled fireplace, door accessing the cellar and access to the breakfast kitchen .

BREAKFAST KITCHEN

13' 5" x 12' 4" (4.09m x 3.76m)

uPVC double glazed window overlooking the garden, uPVC double glazed door accessing the outside, radiator, gas and electric cooker points, plumbing for washing machine.

CELLAR

12' 11" x 11' 10" (3.94m x 3.61m)

The cellar has a window, gas and electric meters and a 5'10 head height. Electric light and power.



FIRST FLOOR

The first floor landing gives way, timber panelled doors to two double bedrooms and bathroom, radiator and balustrade staircase accessing the loft room.

FRONT BEDROOM ONE

16' 11" x 13' 1" (5.16m x 3.99m)

uPVC double glazed window, radiator.

BEDROOM TWO

12' 11" x 10' 9" (3.94m x 3.28m)

Sash window, radiator, feature ornamental fireplace.

BATHROOM

10' 6" x 9' 1" (3.20m x 2.77m)

Panelled bath, low flush WC, pedestal wash hand basin and shower cubicle, radiator, sash window.

SECOND FLOOR

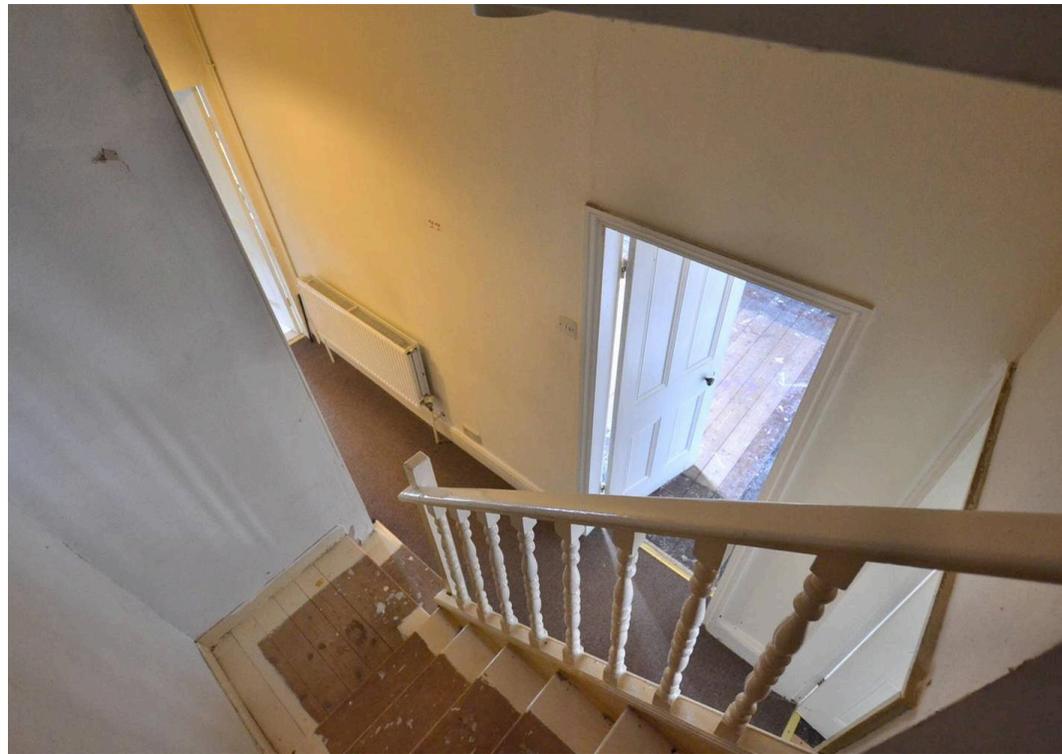
Landing area has access to the loft room.

LOFT ROOM

22' 2" x 12' 11" (6.76m x 3.94m)

This room could be split into two further bedrooms (subject to gaining any necessary planning/building regulation approval required.) Radiator, dormer window to the front elevation, uPVC double glazed window to the rear overlooking the garden.







FRONT GARDEN

To the front of the property there is a brick wall to the boundary, garden and alley way access to the rear garden.

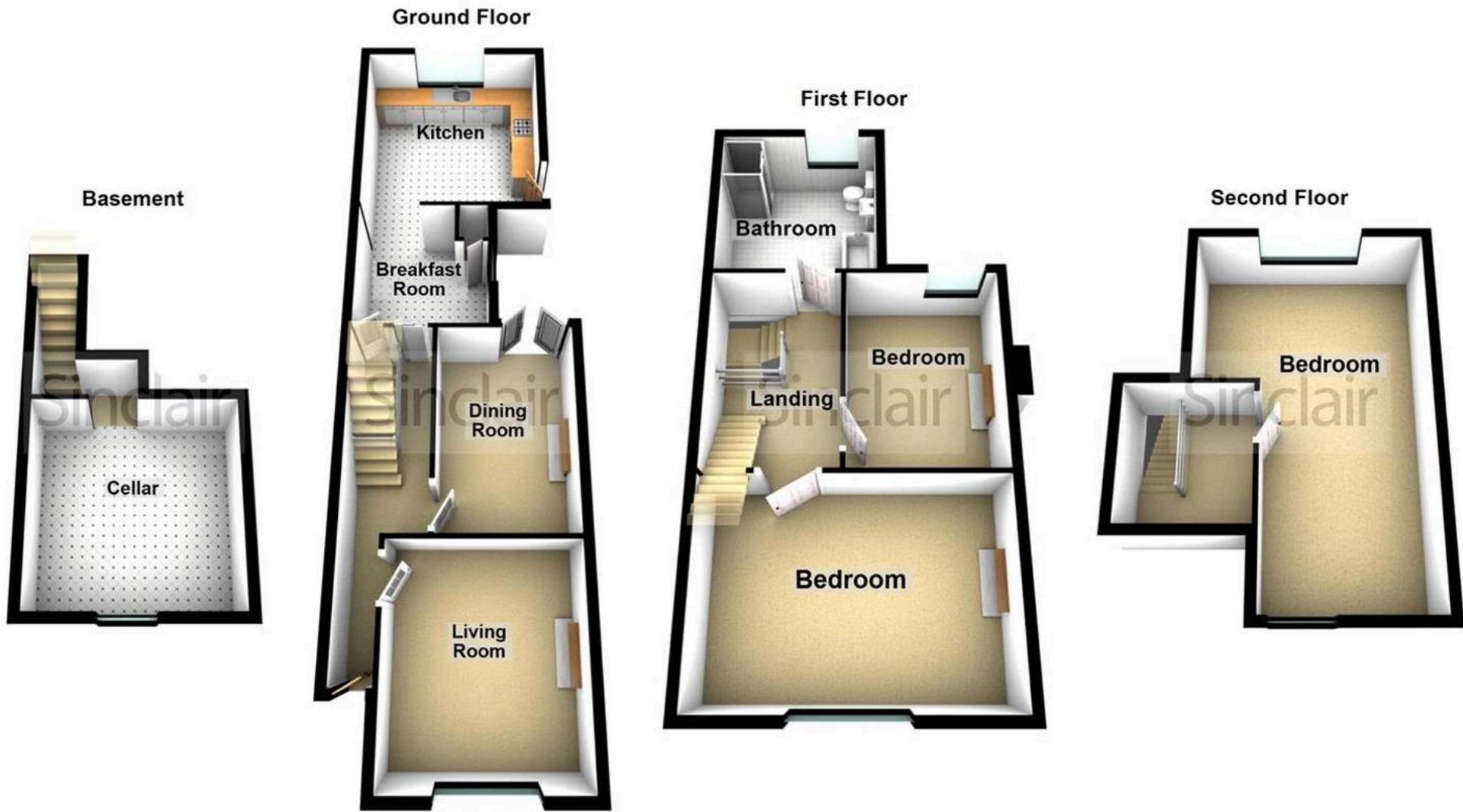
REAR GARDEN

To the rear there is a gravelled garden, hedge and fenced boundaries.

OFF STREET

1 Parking Space







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