



21 Aspen Avenue, Loughborough

Guide Price **£265,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

21 Aspen Avenue

Loughborough, Loughborough

A modern David Wilson built 3 bedroom semi-detached house situated in a cul de sac location within this popular residential area to the south of the town, convenient for local schools. The property has gas central heating and UPVC double glazed windows and includes canopy porch, hall, lounge with bay window, fitted dining kitchen, 3 bedrooms and bathroom. There is a front garden and driveway which leads to the side and a good sized rear garden complete with shed.

The property is offered with no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DAVID WILSON BUILT SEMI-DETACHED HOUSE
- CUL DE SAC LOCATION WITHIN POPULAR AREA CLOSE TO LOCAL SCHOOLS
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS
- CANOPY PORCH, HALL LOUNGE WITH BAY WINDOW
- FITTED DINING KITCHEN WITH PANTRY CUPBOARD
- 3 BEDROOMS AND BATHROOM
- FRONT GARDEN AND DRIVEWAY TO FRONT AND SIDE
- REAR GARDEN
- NO CHAIN





**Approximate Gross Internal Area
68.0sq. m. (733 sq. ft.)**



Ground Floor

Floor area 34.4 sq.m. (371 sq.ft.) approx

First Floor

Floor area 33.6 sq.m. (362 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 7-8 Bedford Square, Loughborough - LE11 2TP

01509235534 · loughboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.