



**Woodthorpe Avenue, LOUGHBOROUGH**

**welcome to**

## **Woodthorpe Avenue, LOUGHBOROUGH**

**\*\*FOR SALE\*\*** this three-bedroom mid terrace house situated in the local town of Loughborough. The property briefly comprises of entrance hall, three well-proportioned bedrooms, kitchen, shower room and family bathroom. Internal viewing is recommended to appreciate accommodation on offer.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has stairs rising to the first floor, a storage cupboard and doors to the lounge and the kitchen.

### **Lounge**

15' 5" x 12' 1" ( 4.70m x 3.68m )

The lounge has a upvc double glazed window to the front and to the rear elevations, a radiator, timber beams to the ceiling and laminate flooring.

### **Kitchen**

15' 5" x 15' 5" ( 4.70m x 4.70m )

The kitchen is fitted with a range of base and wall mounted units, French doors opening onto the rear garden, stainless steel sink with drainer and mixer tap, extractor fan, laminate flooring, dining area large enough to accommodate a dining table and chairs and upvc double glazed windows to the front and rear elevations.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor and doors off to all first-floor rooms.

### **Bedroom One**

12' 2" x 9' 7" ( 3.71m x 2.92m )

Bedroom one has a upvc double glazed windows to the front elevation, carpeted flooring, a radiator and access to the shower room.

### **Shower Room**

The shower room has a shower cubicle with shower over, a upvc double glazed window to the rear elevation and carpeted flooring,

### **Bedroom Two**

8' 1" x 12' 1" ( 2.46m x 3.68m )

Bedroom two has a upvc double glazed window to the front elevation, carpeted flooring and a radiator.

### **Bedroom Three**

7' 1" x 12' 1" ( 2.16m x 3.68m )

Bedroom three has a upvc double glazed window to the rear elevation, carpeted flooring and a radiator.

### **Bathroom**

5' 4" x 5' 4" ( 1.63m x 1.63m )

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, a low level wc and a hand wash basin, vinyl flooring and a upvc double glazed window.

### **Outside**

To the front of the property there is offroad parking with space to fit up to two vehicles and access to the rear garden. The rear garden has a patio seating area and is laid to lawn with fencing to all boundaries.





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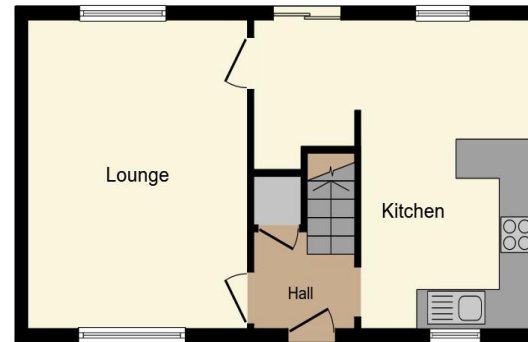
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## Woodthorpe Avenue, LOUGHBOROUGH

- Mid Terraced
- Investment Opportunity
- Three Well-Proportioned Bedrooms
- Lounge
- Kitchen

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£190,000**



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115145 - 0003

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