



## Old Ashby Road, Loughborough, LE11 4PQ

### £199,950

Nestled on the charming Old Ashby Road in Loughborough, this delightful end terrace house presents an excellent opportunity for investors/ developers or a family wanting a project as this house is in need of refurbishment whilst offering a fantastic development opportunity!

With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office.

The property features a bathroom, ensuring convenience for all residents. One of the standout attributes of this home is the generous parking space, accommodating up to six vehicles, which is a rare find in this area. This feature is particularly advantageous for families with multiple cars or for those who enjoy hosting visitors.

The location on Old Ashby Road is ideal, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of nearby amenities, including shops, schools, and parks, making it a perfect setting for family life.

This end terrace house is not just a property; it is a place where memories can be made. With its spacious layout and excellent parking facilities, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely house your new home in Loughborough.



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## Entrance Hall



Upvc door to the front and radiator.

## Lounge



Feature fireplace and gas fire, upvc double glazed doors to the rear and radiator.

## Kitchen



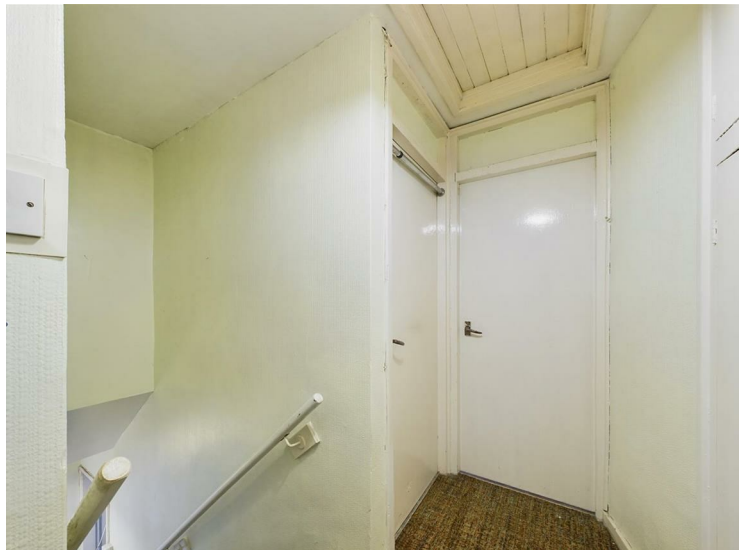
Some fitted cupboards, radiator, central heating boiler, large pantry understairs, Upvc window to front and side and radiator.

## Utility



Upvc window to the front, single drainer sink unit, fitted cupboards and door to the side.

## On the First Floor



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**Landing**



Loft access built in cupboard.

**Bedroom three**



Upvc window to the rear and radiator.

**Bedroom one**



Upvc window to the front and radiator.

**Bedroom two**



Upvc window to the rear radiator and built in cupboard.

**Bathroom**



Pedestal wash hand basin, radiator, panelled bath with electric shower over and radiator. Upvc window to side.



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## Separate wc



with Low flush wc.

## Outside

### To the front



Gated vehicle and pedestrian access to a substantial tarmac driveway for several vehicles.

## Rear Garden



Substantial and large rear garden, predominantly laid to lawn, felt and timber garden shed, patio area and side gated pedestrian access.

## 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.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## 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.

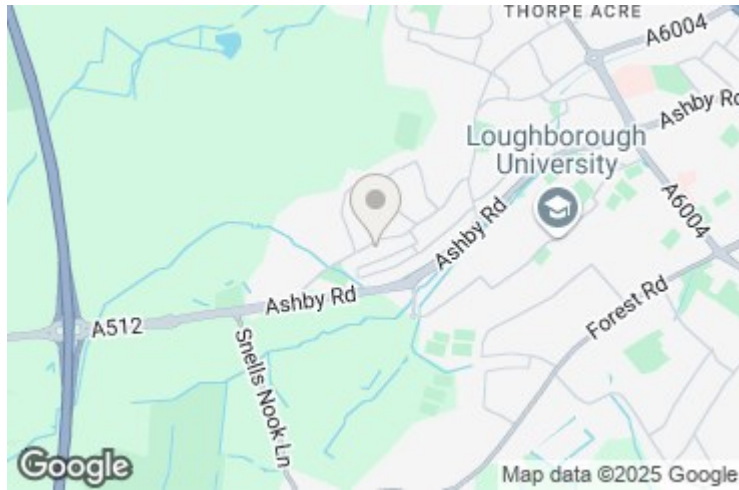
## General Note

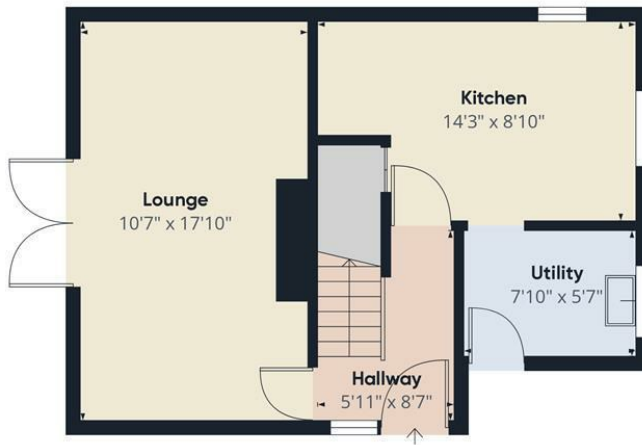
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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

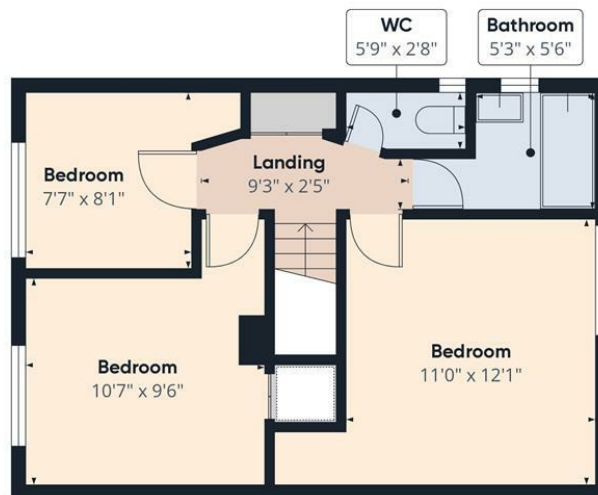
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
809.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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