



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Middle Avenue, Loughborough, LE11 5HZ

Offers Over £185,000

30 Middle Avenue, Loughborough, LE11 5HZ

Located within walking distance of Loughborough Town Centre, the train station, and a range of local amenities, this three-bedroom semi-detached property benefits from gas central heating, double-glazed windows, and a good-sized rear garden. The property is offered for sale with no upward chain. In our opinion, it provides an excellent opportunity for a new owner to put their own stamp on the home and modernise it to suit their lifestyle.

The accommodation briefly comprises an entrance hall with stairs leading to the first floor. From the entrance hall, there is access to a bay-fronted lounge, which in turn leads through to the kitchen diner, featuring a generously sized pantry. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a good-sized rear garden, accessible from the kitchen diner, along with side access via a gate to the front of the property. To the front, there is a small, private walled area set back from the street. Probate has been granted.



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.

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 us, 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 - 5.30pm

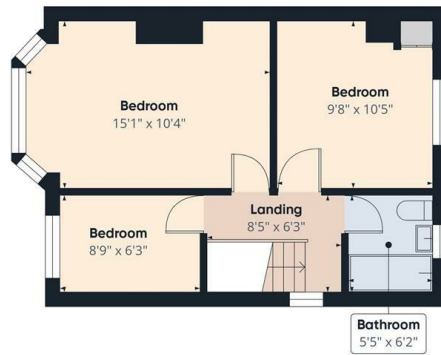
Saturday 10am - 3:30pm.







Floor 0



Floor 1



Approximate total area^m
718 ft²
Reduced headroom
9 ft²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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