



21, ULVERSCROFT ROAD, LOUGHBOROUGH, LE11 3PU

A NEWLY DECORATED TWO BEDROOM SEMI DETACHED BUNGALOW IN PRIME RESIDENTIAL AREA WITH BRAND NEW CARPETS/FLOOR COVERINGS & NO UPWARD CHAIN A really well presented and genuinely spacious TWO BEDROOM semi detached bungalow warranting immediate occupation without any further expense which provides tastefully appointed accommodation with gas fired central heating and upvc double glazing and occupies an attractive setting within this sought after and popular residential area on the 'Forest' side of Loughborough. VIEWING HIGHLY RECOMMENDED.

In brief the accommodation may be described as: Enclosed entrance porch, Hallway, spacious 'L' shaped Lounge/Diner 17'9 x 14'3 overall and Kitchen, two good sized bedrooms and fully tiled Bathroom having white suite. Outside the property stands in a large plot with driveway, garage and wooden cabin forming an ideal home office or studio.

PRICE £275,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

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LOCATION

The property occupies a mature and secluded setting in one of Loughborough's foremost residential areas having easy access and regular bus services to all town centre amenities, convenience store on the corner of Brookside Road, additional shops on Park Road including Tesco Superstore and The University.

In addition there is access to a number of scenic walks to The Outwoods and Jubilee Wood and further road links to the M1 Motorway at Junction 23 and East Midlands Airport at Castle Donington.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road continuing over its junction with Epinal Way and eventually turn left into Valley Road. Turn right into Brookside Road, first left into Priory Road and immediately left into Ulverscroft Road where the property is then situated on the left hand side and will be clearly identified bearing our For Sale board.

ACCOMMODATION

ENCLOSED ENTRANCE PORCH

Having upvc double glazed front door and fixed side screen.

ENTRANCE HALL

Coved ceiling, built in store/wardrobe with hanging space, radiator and access trap to the roof space housing Ideal combination gas fired boiler.

LARGE LOUNGE/DINER WITH PRIVATE REAR ASPECT 17'9" x 14'3" overall (5.43m x 4.35 overall)

An 'L' shaped room including marble fireplace with Adam style surround and inset living flame gas fire, coved ceiling, five double wall light points, pair of upvc double glazed French doors to the secluded rear garden, radiator.

KITCHEN 10'0" x 8'0" (3.05m x 2.45m)

Stainless steel single drainer sink unit with mixer tap, white gloss fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, further tall store cupboard, Hotpoint integrated oven and four ring gas hob unit, extractor fan, upvc double glazed window to the rear elevation, multi paned glazed door

BEDROOM ONE 13'6" x 10'0" (4.14m x 3.05m)

Built in wardrobes with sliding doors, hanging space and shelving, coved ceiling, upvc double glazed window to the front elevation, three wall light points, radiator.

BEDROOM TWO 10'6" x 10'0" (3.20m x 3.05m)

Coved ceiling, upvc double glazed window to the front elevation, radiator.

BATHROOM

Three piece suite in white comprising panelled bath with shower attachment and splashguard, pedestal wash hand basin having mixer tap and low level W.C, coved ceiling, tiled walls, extractor fan, upvc double glazed window to the side elevation, floor covering, radiator.



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OUTSIDE

Low maintenance forecourt garden behind brick retaining wall and an adjacent tarmac driveway provides off street car parking and leads to a detached concrete sectional garage with up and over door, concrete floor, lighting and power.

Gated access to the generously sized and fully enclosed rear garden enjoying a high degree of privacy and including paved patio and lawned areas behind close boarded fencing.

DETACHED WOODEN CABIN measuring 15'9 x 9'3 and forming an excellent garden room, home office or studio with built in store, lighting and power.

Council Tax Band

"C"

E P C

Rating: 'D'

NOTE

We understand that plans have been drawn up to convert the attic space into two additional bedrooms and bathroom.

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

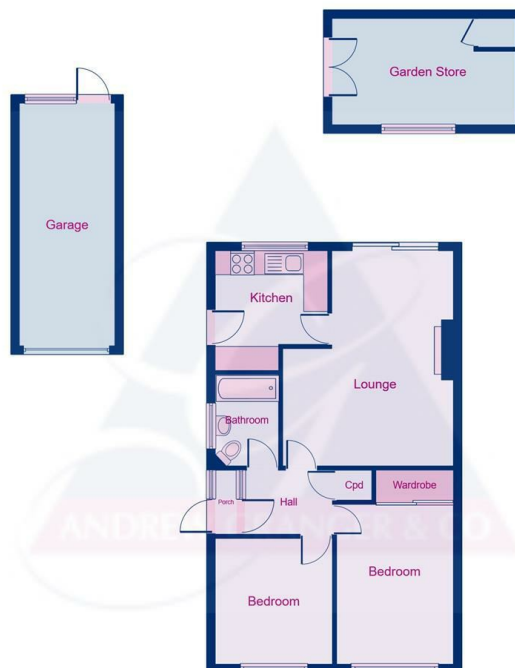
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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Ground Floor

Floor Area (Gross Internal) 61.3 sq.m. (660 sq.ft.) approx

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LOCATION



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