



29, ULVERSCROFT ROAD, LOUGHBOROUGH, LE11 3PU

A PLEASANTLY POSITIONED MODERN THREE BEDROOM DETACHED BUNGALOW IN NEED OF GENERAL IMPROVEMENT THROUGHOUT An excellent opportunity to acquire a most appealing and enlarged THREE BEDROOM detached bungalow of brick and tiled construction requiring modernisation throughout and occupies a well established position within this popular and highly regarded residential area on the 'Forest' side of Loughborough. NO UPWARD CHAIN INVOLVED.

The property benefits from gas fired central heating and double glazing and in brief the accommodation comprises: Enclosed entrance porch, Hallway, three Bedrooms, Kitchen, Lounge 16'0 x 10'0, rear porch, Cloakroom with W.C. and Garden/Sitting room. Outside there is a generously sized rear garden, driveway providing car standing and brick built garage.

PRICE £300,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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

HALLWAY

Built in store/cloaks cupboard and additional airing cupboard housing the hot water cylinder, access trap to the roof space, radiator.



BEDROOM ONE 12'0" x 11'0" (3.67m x 3.36m)

Fitted double wardrobe with adjacent dressing table unit and cupboards over, double glazed window to the front elevation, two radiators.

BEDROOM TWO 12'0" x 8'6" (3.67m x 2.6m)

Fitted double wardrobe with adjacent dressing table unit and cupboards over, double glazed window to the front elevation, radiator.

BEDROOM THREE 9'3" x 7'3" (2.82m x 2.23m)

Coved ceiling, double glazed window to the side elevation, radiator.



SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle with Mira shower unit, pedestal wash hand basin and low level W.C, pine panelled ceiling, tiled walls, double glazed window to the side elevation, radiator.

KITCHEN 10'0" x 13'0" extending to 17'0" (3.05m x 3.97m extending to 5.2m)

Stainless steel single drainer sink unit with mixer tap, wall and floor cupboards incorporating drawer compartments with roll top work surfaces, Tricity integrated oven and Moffat four ring electric hob unit, plumbing for an automatic washing machine, Potterton gas fired oiler, double glazed windows to the side and rear elevations, radiator.



ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

LOUNGE 16'0" x 10'0" (4.9m x 3.05m)

Stone fireplace, sliding patio doors to the rear garden, further double glazed window to the side elevation, two radiators.

REAR PORCH

Having double glazed door to the front elevation.

CLOAKROOM

Two piece suite in white comprising low level W.C. and wash hand basin having tiled splash back, double glazed window to the side elevation.

SITTING/GARDEN ROOM 11'9" x 10'0" (3.6m x 3.05)

Sliding patio doors to the rear garden, further double glazed window to the side elevation, double radiator.



OUTSIDE

Formal front garden and an adjoining concrete driveway provides car standing and leads to a brick built garage having up and over door, concrete floor, lighting and power.

Gated access to the generously sized and private rear garden including lawn, shrubbery borders and established trees.

EPC

Rating: 'E'



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.



ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



Ground Floor

Floor Area (Gross Internal) 87.9 sq.m. (946 sq.ft.) approx

Created using Vision Publisher™

LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



Call 01509 235 534

loughborough@andrewgranger.co.uk
Andrew Granger & Co. 2 High Street,
Loughborough, Leicestershire LE11 2PY
www.andrewgranger.co.uk

