



28, WORDSWORTH ROAD, LOUGHBOROUGH, LE11 4LQ  
GUIDE PRICE £195,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOURGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING





Andrew Granger and Co are pleased to offer for sale this good sized 4 bedroom mid town house situated to the north west of the town centre. The property has gas fired central heating (new boiler December 2022) and UPVC double glazed windows and doors, and would now benefit from further internal upgrading. Entrance hall, lounge, dining room, kitchen, first floor landing, 4 bedrooms and bathroom. Off road parking and enclosed rear garden with outhouses. \*NO CHAIN\*

#### VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What3words location:- magma.booth.poem

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENTRANCE HALL

With front door and glazed panel, staircase to first floor, radiator.

##### LOUNGE 14' x 10'2" (4.27m x 3.10m)

With window to front, radiator, door to dining room.

##### DINING ROOM 10'9" x 10'7" (3.28m x 3.23m)

With window to rear, radiator and door to kitchen.

##### KITCHEN 9'8" x 10'5" (2.95m x 3.18m)

With window and door to rear, fitted base and wall units, work surfaces, stainless steel sink top, inset gas hob with electric oven below, wall mounted gas central heating boiler (which we understand was installed in December 2022).

##### FIRST FLOOR LANDING

##### BEDROOM 1 14'4" x 9'5" min (4.37m x 2.87m min)

With 2 windows to front, radiator and built in wardrobe.

##### BEDROOM 2 9'5" min x 9'8" (2.87m min x 2.95m )

With window to rear, radiator and 2 built in wardrobes.

##### BEDROOM 3 8'8" x 7'6" (2.64m x 2.29m)

With window to rear, radiator and built in cupboard.

##### BEDROOM 4 7'4" min x 10'5" (2.24m min x 3.18m)

With window to front and radiator.

##### BATHROOM 6'8" x 5'7" (2.03m x 1.70m)

With window to rear, white suite comprising w.c., wash basin and bath, tiled splashbacks, radiator.

##### OUTSIDE

##### FRONT GARDEN

Slabbed frontage providing off road parking. Shared access alleyway giving access to rear garden.

##### REAR GARDEN

The rear garden is mainly paved with a mixture of fenced and hedged boundaries, 3 brick built outhouses.

##### EPC

Rating: 'D'

##### Council Tax Band

Council Tax Band: 'B'

##### 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.

### Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.

### STAMP DUTY from 23rd September 2022

Up to £250,000 - 0%  
 £250,001 to £925,000 - 5%  
 £925,001 to £1.5 million - 10%  
 Over £1.5 million - 12%

### First Time Buyers

UP to £425,000 - 0%  
 £425,001 to £625,000 - 5%  
 Homes above £625,000 - Normal rates apply











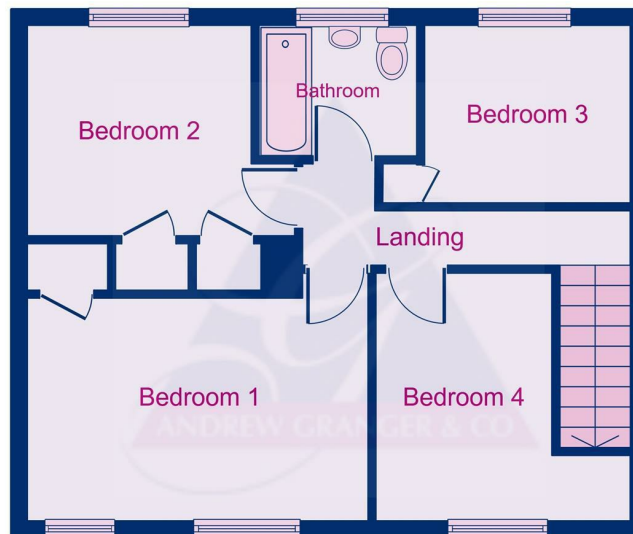




#### Ground Floor

Floor Area (Gross Internal) 40.4 sq.m. (435 sq.ft.) approx

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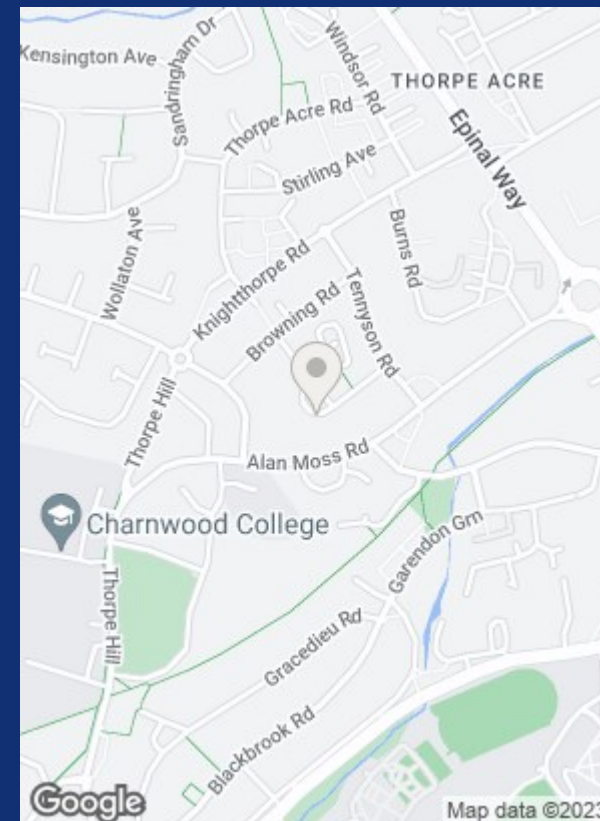


#### First Floor

Floor Area (Gross Internal) 49.2 sq.m. (529 sq.ft.) approx

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## LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

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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.

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RICS



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