



Radmoor Road, Loughborough, LE11 3BP

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

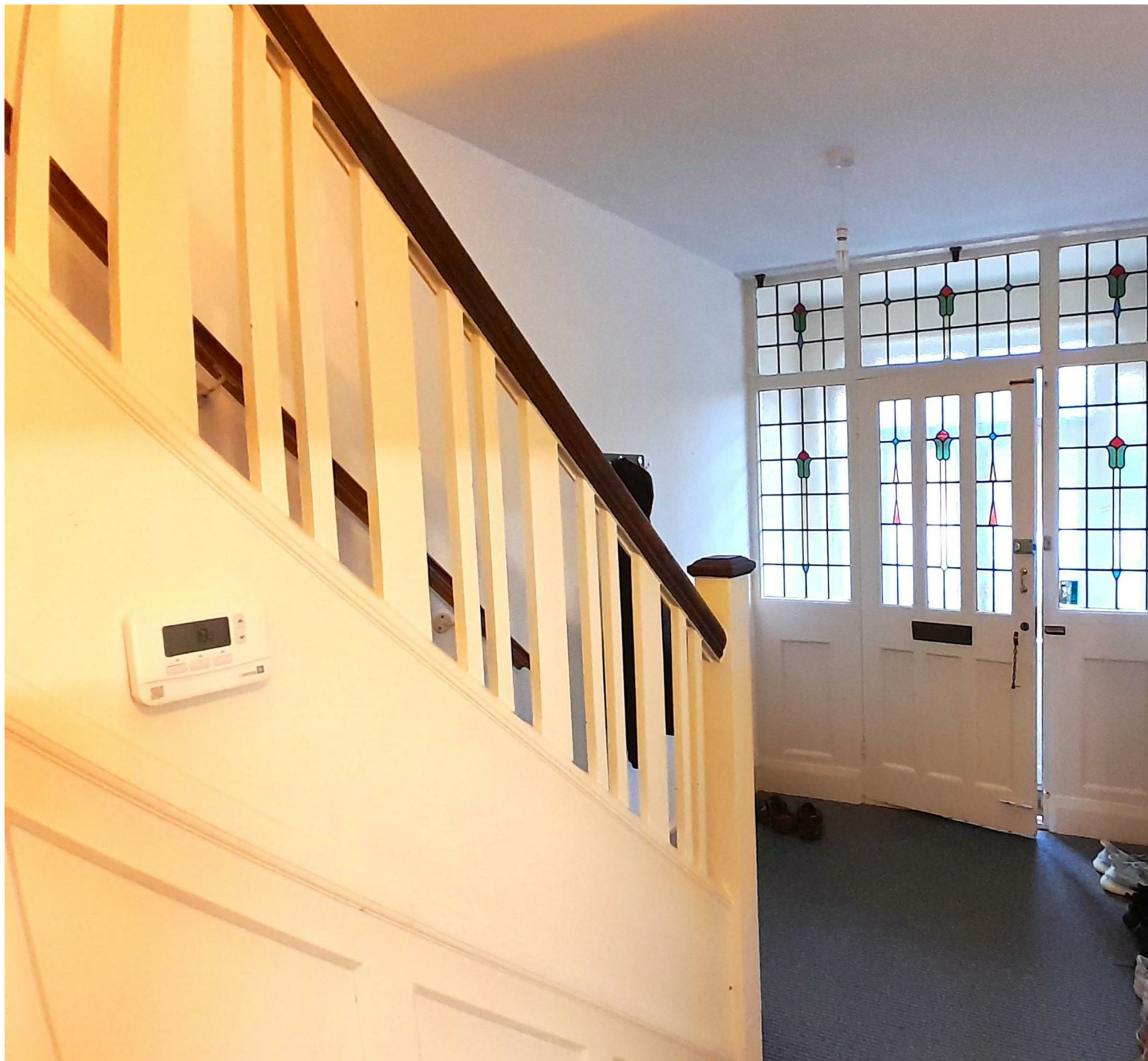
Property Description

A spacious traditional bay fronted semi-detached house situated in a highly sought after area of the town close to the University Campus, town centre and facilities. The property is currently let out until end of June.

The accommodation has gas fired central heating (recently replaced boiler and UPVC double glazed windows and was rewired in September 2022. The property includes entrance porch, large hallway, living room to the rear, dining room with bay window to front, generous sized kitchen with rear hall and cloakroom/w.c.. To the first floor is a spacious landing with walk in airing cupboard/store, master bedroom with en suite w.c and shower, 2 further bedrooms and bathroom. Outside offers a driveway and front garden area leading to a single garage and to the rear is a good sized mature garden.

This is an ideal opportunity for a property investor, due to the location.





Key Features

- TRADITIONAL BAY FRONTED SEMI-DETACHED
- VERY POPULAR AND ESTABLISHED PART OF TOWN
- CONVENIENT FOR THE UNIVERSITY CAMPUS
- CURRENTLY LET UNTIL JUNE 2025
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, REWIRED SEPT 2022
- PORCH, HALL, LIVING ROOM, DINING ROOM
- FITTED KITCHEN, REAR HALL AND CLOAKROOM
- MASTER BEDROOM WITH EN SUITE W.C. AND SHOWER, 2 FURTHER BEDROOMS AND BATHROOM
- DRIVEWAY AND SINGLE GARAGE
- PRIVATE MATURE REAR GARDEN.

**Offers In The Region
Of
£340,000**

VIEWINGS & DIRECTIONS

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

What 3 words location:- soil.elbow.bunny

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

With half glazed front door and side panels, further half glazed door and side panels with leaded and stained glass features to hall.

HALL

with radiator, staircase to first floor and cupboard below.

DINING ROOM

13'1" x 12'11" (3.99m x 3.94m)

With bay window to front, 3 radiators, picture rails.

LIVING ROOM

11'6" x 16'6" (3.51m x 5.03m)

With patio doors to rear garden and radiator.

KITCHEN

10' x 11'4" (3.05m x 3.45m)

With window to side, extensive range of fitted base and wall units, work surfaces, stainless steel sink top, space for gas cooker, space and plumbing for washing machine and dishwasher, tiled splashbacks, wall mounted gas central heating boiler.

PANTRY

With window to rear and shelving.

REAR HALL

With door leading to the garden, radiator.

CLOAKROOM/W.C.

With windows to side and rear, suite comprising w.c. and wash basin.

FIRST FLOOR PART GALLERIED LANDING

With large walk in cupboard, glazed loft access panel with ladder.

BEDROOM 1

11'8" x 16'4" max (3.56m x 4.98m max)

With bay window to front, 3 radiators and heated towel rail. Door to EN SUITE W.C. with w.c. and wash basin. and SEPARATE SHOWER ROOM.

BEDROOM 2

11'1" x 12'11" (3.38m x 3.94m)

With window to rear, radiator and fitted wardrobes.





BEDROOM 3

8'4" x 9'10" (2.54m x 3.00m)

With window to front, radiator and wash basin.

BATHROOM

With window to rear, suite comprising w.c., wash basin and bath with mixer shower over, tiled splashbacks, radiator and extractor fan

OUTSIDE

FRONTAGE

Being a Tarmac driveway and forecourt with low wall, gated access to side.

REAR GARDEN

With patio area, lawn and mature shrubs, brick outhouse.

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.

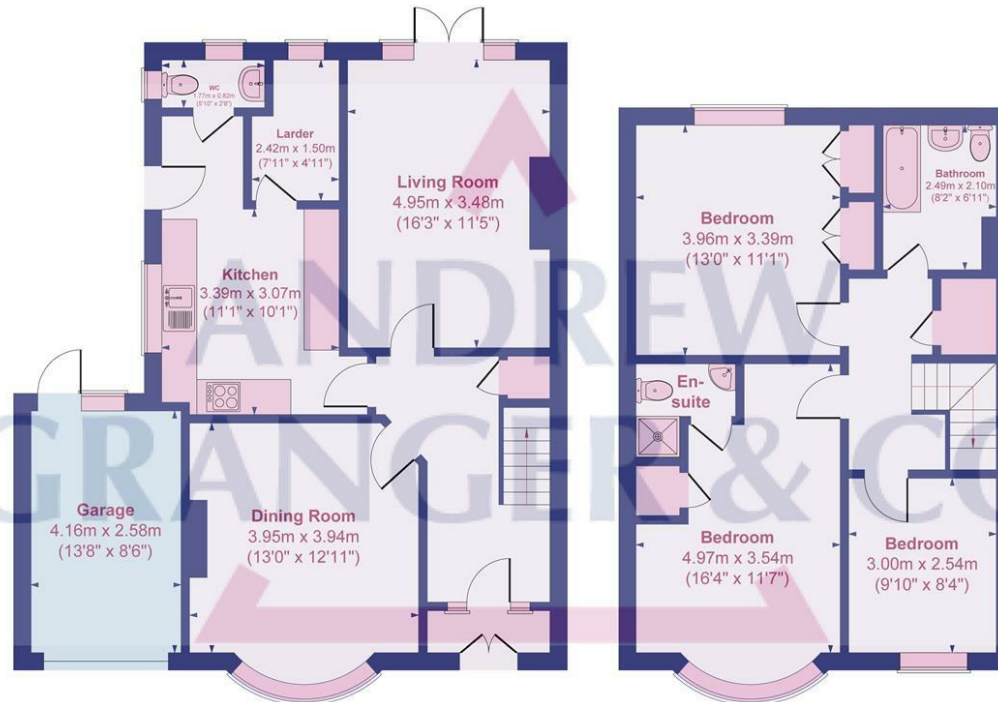
Conveyancing

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.



Floorplan

Approximate Gross Internal Area
124.1 sq. m. (1336 sq. ft.)
Garage At 10.7 sq. m. (115 sq. ft.)
Total 134.8 sq. m. (1451 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
 Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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