

Skevington Avenue, Loughborough, LE11 4WL

£149,950

Attention first time buyers and investors! Welcome to this charming townhouse located on Skevington Avenue in the heart of Loughborough. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests with gas central heating and UPVC double glazing throughout the property. There is ample space for a small family or guests to stay over comfortably.

The property has no upward chain and features a well-maintained bathroom, ensuring convenience and privacy for all residents. Additionally, the parking provision for two vehicles is a rare find in this bustling town, offering you the luxury of hassle-free parking right at your doorstep.

Situated in a vibrant neighbourhood, this townhouse provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a convenient and connected lifestyle.

Don't miss out viewing is strongly advised to appreciate this ideal first time purchase or investment property.

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Entrance Hall



Door to the front, wood laminate flooring, built in cupboard with an Ideal Logic central heating boiler, storage cupboard.

Kitchen



A modern range of fitted cupboards, worktops, single drainer stainless steel sink unit with mixer taps, UPVC window to the rear, plumbing for a washing machine, slot in electric cooker, extractor hood, dimplex wall heater.

Lounge/Diner



UPVC window to the rear, radiator, wood laminate flooring, electric fire.

First Floor

Landing

Loft access

Bathroom



Pedestal wash hand basin, low level W/C, panelled bath, shower attachment, part tiling to walls.

Bedroom One



UPVC window to rear, radiator, bulk head staircase storage area.

Bedroom Two



UPVC window to rear, radiator.

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Outside



Rear Garden



Enclosed rear garden, outside tap, panel fencing, felt and timber garden shed.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : A

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.

01509 260606 or loughborough@nickhumphreys.co.uk

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 Nick Humphreys Estate & Letting Agents, 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

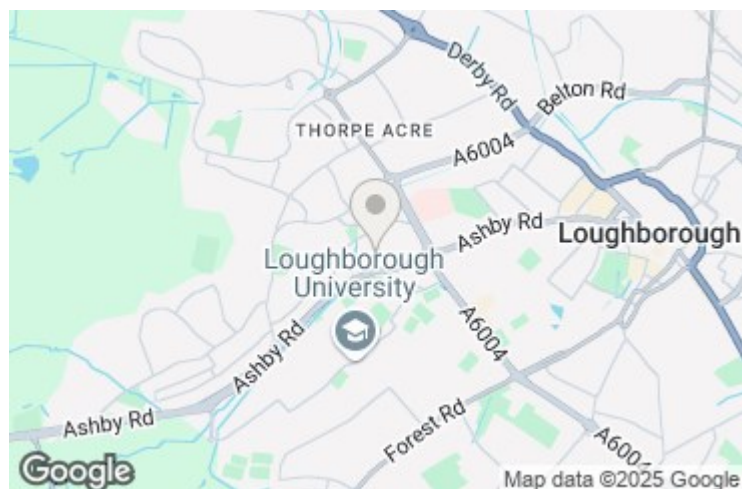
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being 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.

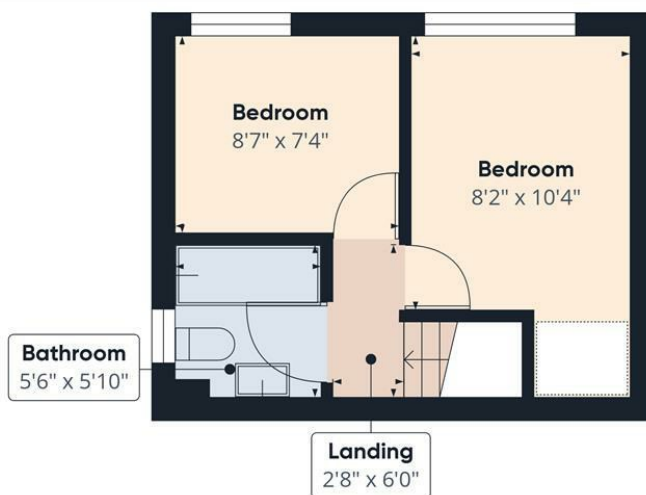
Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾

430.02 ft²

Reduced headroom

6.92 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

