



NICK HUMPHREYS

SALES • LETTINGS • STUDENT

SINCE 1986

Alan Moss Road, Loughborough, LE11 4NA

£210,000

Ground Floor

Entrance Hall

door to mthe front, radiator, built in meter cupboard.

Lounge / Diner

Window to the front, radiator, built in meter cupboard.

Fitted Kitchen

Double glazed window to the rear and door to the rear, tiled floor an extensive range of fitted cupboards and worktops. single drainer sink unit, slot in cooker with extractor hood over, washing machine, fridge and freezer.

First Floor

Landing spacious landing with loft access and built in cupboards.

Bedroom One

Radiator and window to the rear.

Bedroom Two

Radiator, Window to the front.

Bedroom Three

\radiator window to the front two built in cupboards and glow worm central heating boiler.

Shower Room

Window to the rear, radiator, low level wc, pedestal wash hand basin and shower cubicle with fitted electric mira shower.

Outside

Front Garden

Off road parking for two vehicles

Long Rear garden

OUTSIDE WC AND TWO FURTHER USEFUL BRICK STORES. long garden area mainly laid to lawn with flowering and shrub borders.felt antd imber garden shed and greenhouse.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : TBC

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.

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 us, 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

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Hours Of Bu

Our office is

Saturday 10

