



31 Naylor Avenue, Loughborough

Leicestershire, LE11 2PL

MOORE
& YORK



Property at a glance:

- Three bedroomed home
- Spacious accommodation
- Through lounge and dining room
- Gardens to front and rear
- Garage situated nearby
- Well presented throughout
- Large conservatory with utility space
- Close to amenities and bus routes
- Easy access to University and College
- Near to Charnwood Water

£225,000 Freehold



A well presented three bedroomed town house in this popular location which is offered with no upward chain and situated close to local amenities with the town centres fine range of shops and eateries all within walking distance as are local travel routes by both bus and car. The property is centrally heated with a modern boiler and well planned accommodation over two floors to also include a spacious lounge/diner, fitted kitchen, bathroom, WC and large conservatory. Outside there are gardens to both front and rear and a garage is found adjacent within a block of three.

LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities including excellent shopping, private and state schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

ENERGY PERFORMANCE RATING

The property has an EPC rating of 'C' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONT GARDEN

Attractively laid to a mix of gravelling and planting with mature bedding area plus block paved pathway to the front door which as an outside light point adjacent.

ENCLOSED PORCH

With access door to the front elevation and internal door to the hall, ceiling light point and Upvc window to the side elevation.





HALL

3.84m x 1.78m (12' 7" x 5' 10") With doors to the kitchen and lounge, useful open plan storage space beneath the staircase, ceiling light point and central heating radiator.

THROUGH LOUNGE & DINING ROOM

7.21m x 3.64m (23' 8" x 11' 11") max. With dual aspect having a three-quarter width Upvc window to the front elevation and a set of glazed timber bi-fold doors leading rearwards to the conservatory. Two central heating radiators, two light points and door to the hall.

KITCHEN

3.27m x 2.85m (10' 9" x 9' 4") With fitted base and eye level storage plus plentiful work-surface space, built in oven and hob with space for fridge and dishwasher under-counter with additional space for a further upright fridge freezer within a recess. Tiled floor, breakfast bar with radiator beneath and coved ceiling with light point. Upvc window and door to the rear elevation and door at the side to the dining area.

FIRST FLOOR LANDING

2.87m x 1.78m (9' 5" x 5' 10") With airing

cupboard off with hot water cylinder and additional storage space, ceiling light point, access to the loft above, three bedrooms and also to the bathroom and WC.

MASTER BEDROOM

3.50m x 2.99m (11' 6" x 9' 10") Plus recess with fitted wardrobes throughout, ceiling light point, radiator and Upvc window to the property's front elevation.

BEDROOM TWO

3.63m x 2.99m (11' 11" x 9' 10") Max into built in wardrobe to recess and with Upvc window to the rear elevation, ceiling light point and central heating radiator.

BEDROOM THREE

2.47m x 2.43m (8' 1" x 8' 0") With Upvc window to the front elevation and built in storage above the stairwell boxing. Central heating radiator, wall and ceiling light points and wall mounted modern Worcester boiler.

BATHROOM

1.67m x 1.54m (5' 6" x 5' 1") With two piece suite in white comprising paneled bath and pedestal wash basin plus full height tiling, central heating radiator, ceiling light point and obscure Upvc window to the rear elevation.

SEPARATE WC

1.69m x 0.79m (5' 7" x 2' 7") With WC in white, ceiling light point and obscure Upvc window to the property's rear elevation.

REAR GARDEN

The rear garden is well stocked with mature shrubs and plants with winding pathway to the









rear of the plot leading to a storage area for bins and recycling and from here a gated entryway leads out. To the immediate rear is a paved/graveled seating area adjacent to the conservatory.

GARAGE

The garage is located just across the green space opposite and is set to the centre of the block of three garages with blue coloured up and over door for access.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power and lighting points are fitted throughout the property.

TENURE

Understood to be Freehold.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made

and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

COUNCIL TAX BAND

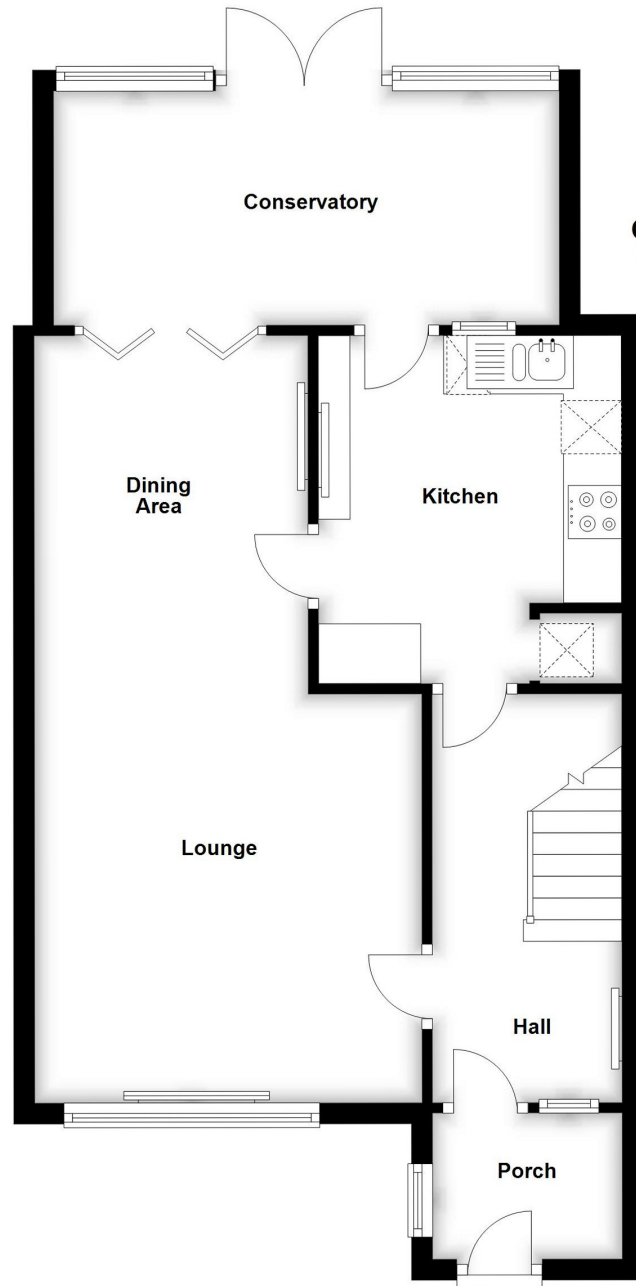
The property has a council tax rating of 'B' via Charnwood Borough Council.

FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

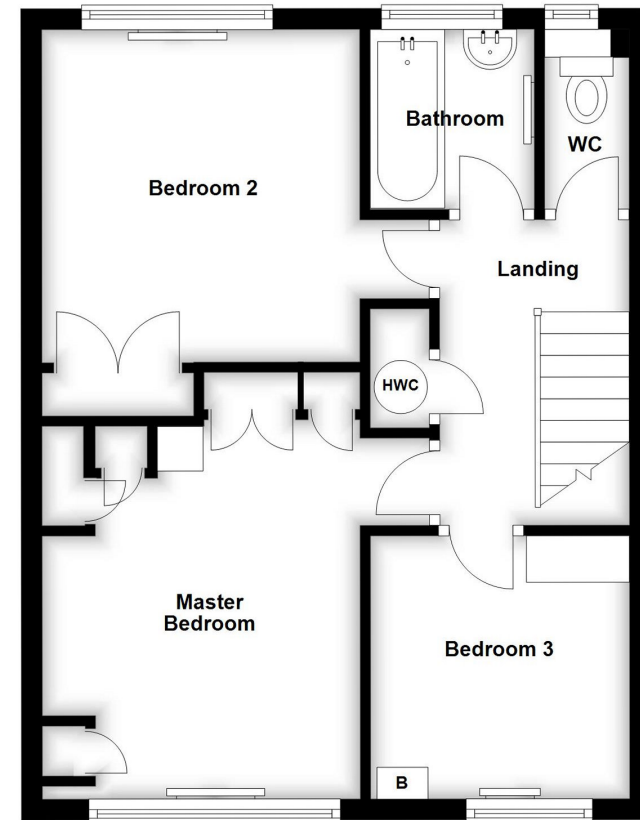
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details, we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



Ground Floor

Approx. 573.9 sq. feet



First Floor

Approx. 429.3 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

