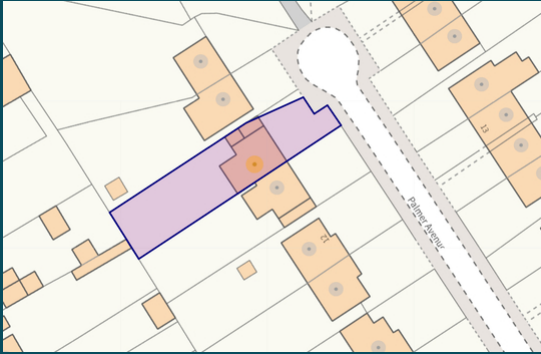




16 Palmer Avenue, Loughborough

Leicestershire, LE115NH





Property at a glance:

- Semi detached family home
- Three bedrooms
- Spacious lounge
- Large conservatory
- Off road parking
- Generous plot
- Cul-de-sac location
- Private rear garden
- Close to amenities and travel routes
- Walking distance to town centre

£219,950 Freehold



A spacious three bedroom semi detached property in this cul-de-sac within a popular part of the town being well placed for access to local travel routes by bus and car, nearby shops and with the town centre only a few minutes brisk walk away. The accommodation is Upvc double glazed and centrally heated with modern boiler, the decor is mainly neutral and the rooms are a good size throughout the property which offers a large lounge, 4.5 meter conservatory, fitted kitchen, ground floor WC and bathroom on the first floor serving the bedrooms. Outside the generous plot provides off road parking and a private rear garden with mature shrubbery.

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 CERTIFICATE

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

FRONTAGE

With car parking space, pathway to the front door and grassed to the side with gated entry to the rear garden.

HALL

1.96m x 1.39m (6' 5" x 4' 7") With staircase leading off to the first floor and doors to the





lounge, kitchen and home office space, central heating radiator and door to the front elevation.

LOUNGE

4.55m x 3.64m (14' 11" x 11' 11") A good sized room with french doors leading to the conservatory and providing a good level of natural light. The room has a feature chimney breast, coved ceiling with light point and central heating radiator.

CONSERVATORY

4.61m x 3.13m (15' 1" x 10' 3") With solid side wall and otherwise of Upvc construction with low level walling and single pitch roof. Radiator, wall lights and french doors leading out to the garden.

KITCHEN

3.75m x 2.84m (12' 4" x 9' 4") max. With breakfast bar, central heating radiator, base and

eye level storage, roll edge work surfaces and inset sink with drainer, space for range cooker with tiling and extractor hood, Upvc window to the front elevation, space for washing machine and upright fridge/freezer and open doorway to:

LOBBY & WC

The lobby having a glazed door to the side entryway and currently employed as a tumble dryer space with bi-fold door off to the WC which has a close coupled WC, wall mounted modern combi boiler, radiator and Upvc window to the rear elevation.

FIRST FLOOR LANDING

3.36m x 1.96m (11' 0" x 6' 5") With useful storage and Upvc window to the front elevation for natural light, ceiling light point, radiator and doors off to all three bedrooms and the bathroom.

MASTER BEDROOM

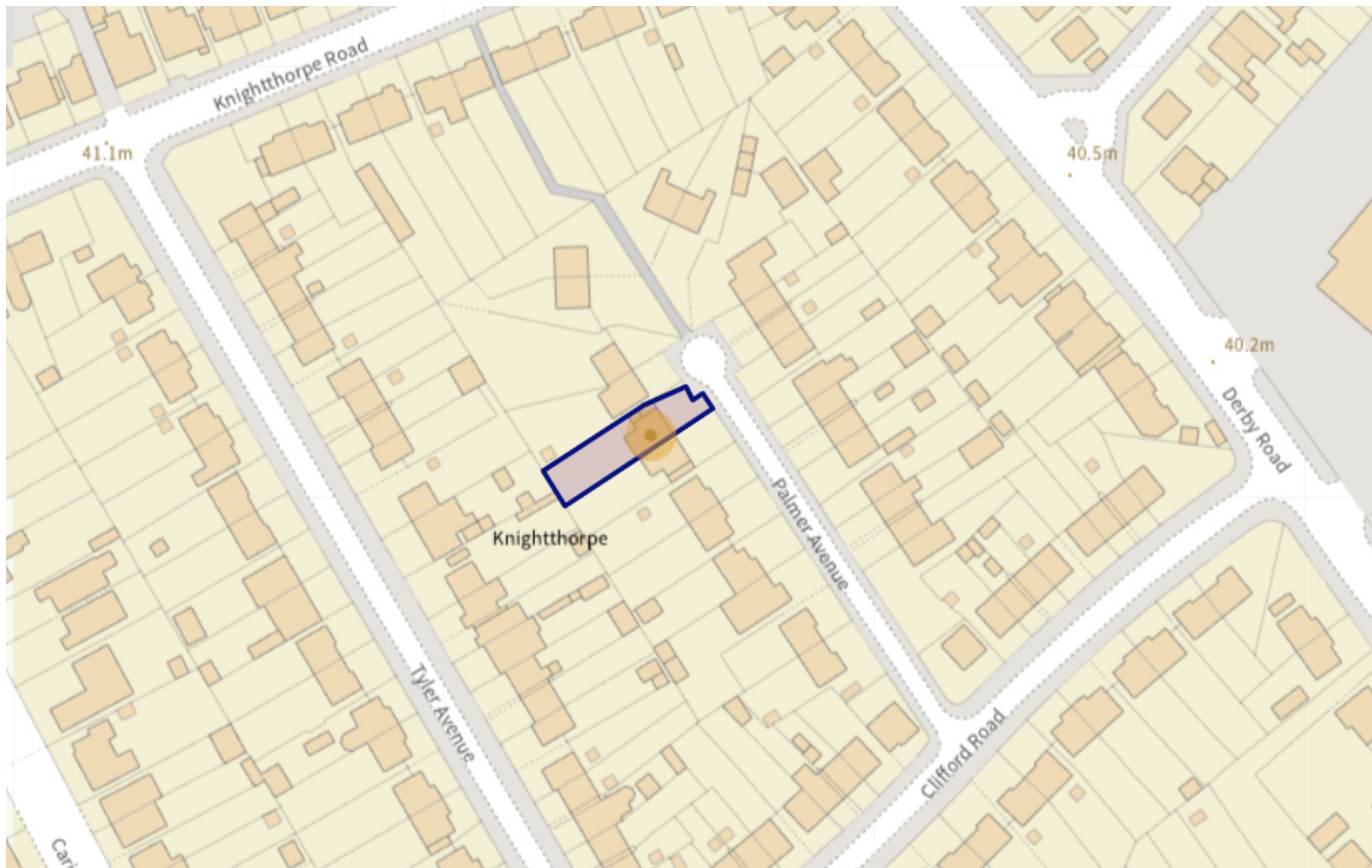
3.64m x 3.15m (11' 11" x 10' 4") With radiator, ceiling light point and Upvc double glazed window overlooking the garden below.

BEDROOM TWO

3.22m x 2.10m (10' 7" x 6' 11") min. With radiator, ceiling light point and Upvc double glazed window overlooking the garden.

BEDROOM THREE

3.05m x 1.96m (10' 0" x 6' 5") With radiator, ceiling light point and Upvc double glazed window to the front elevation









BATHROOM

2.25m x 1.44m (7' 5" x 4' 9") With three piece suite comprising WC, wash basin and paneled bath with electric shower over, radiator, ceiling light point and Upvc double glazed window.

REAR GARDENS

The rear garden is a good size and with mature shrubs, fencing to the boundaries and storage shed (not guaranteed to be included) and an un-overlooked rear aspect.

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

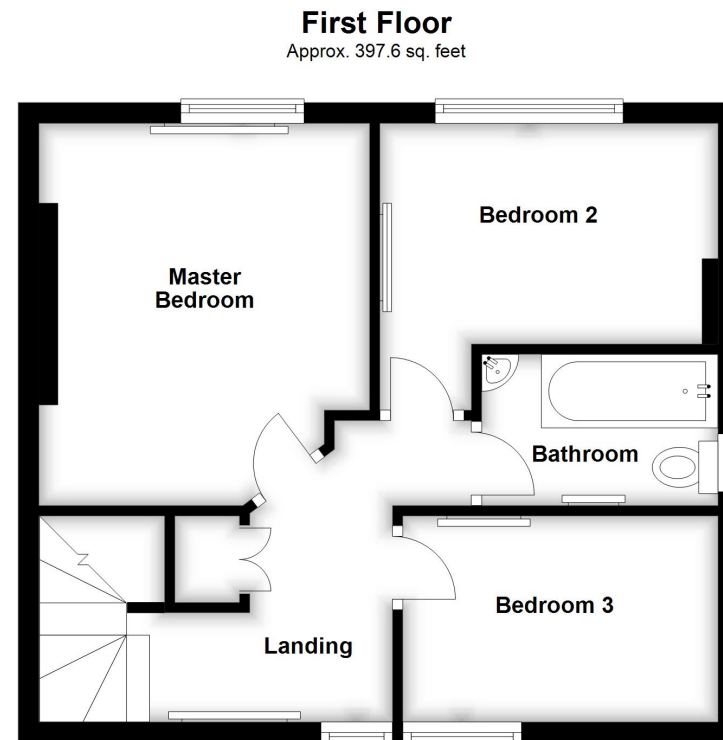
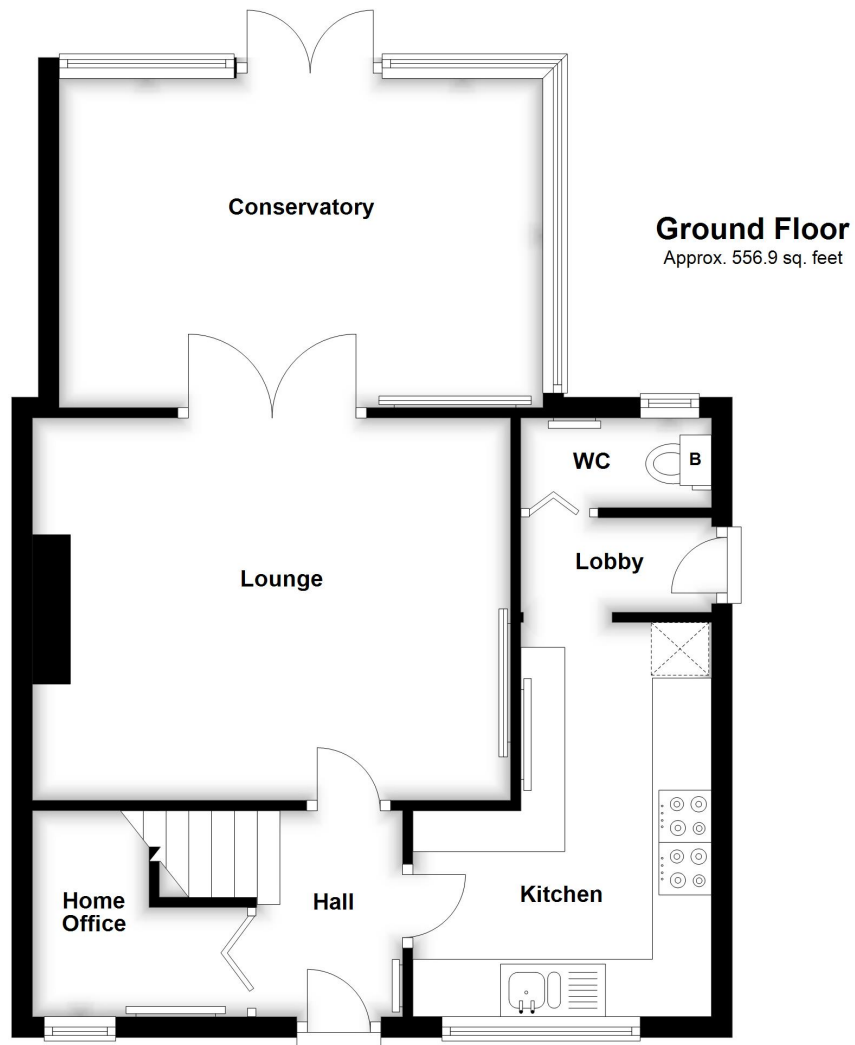
Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between



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.



Total area: approx. 954.5 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

