

Holderr

A Modern Estate Agent



30 Ashdown Close, Loughborough, LE11 4TQ

£245,000

A great opportunity to acquire this well-presented three bedroom semi detached home that must be viewed to be fully appreciated. It is superbly situated lying only a few minutes walk from open green space off Jubilee Park and the Gorse Covert Community Centre, medical practice, Morrisons supermarket and a variety of shops.

Summary

The property is accessed from the front via a large driveway which extends into the carport at the side of the property providing ample off road parking. The opaque UPVC double-glazed doorway leads into a porch area which in turn leads into the hallway.

The hallway gives way to the lounge, kitchen, stairway to landing and storage cupboard. The fitted kitchen featuring integrated oven, microwave and four-ring gas hob as well as dishwasher, space for a washer/dryer, a range of base and wall mounted units with roll top work surfaces, a sink and drainer with mixer tap over, space for a fridge/freezer, gas central heating boiler, a UPVC window to the rear garden and a UPVC opaque doorway to the side of the property.

The lounge faces the front of the property with a double doorway into the dining area, single radiator and a UPVC double-glazed window as well as television and telephone points. The dining room looks out onto the rear of the property by french patio doors.

Upstairs, the landing gives way to all three bedrooms, bathroom, airing cupboard and has access to the loft as well as a UPVC double-glazed window to the side of the property. The master bedroom features fitted wardrobes, a single radiator, a UPVC double-glazed window to the front of the property. Bedroom two also features matching fitted wardrobes, a single radiator and UPVC double-glazed windows overlooking the rear garden. The bathroom features a three piece suite comprising a panelled bath with electric shower over and tiled walls, pedestal wash hand basin and low-level flush WC, a single radiator and opaque UPVC double-glazed window to the rear of the property.

The rear garden is mostly laid to lawn with a patio area directly at the rear of the property, a large store which would make an ideal workshop space.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property;

accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

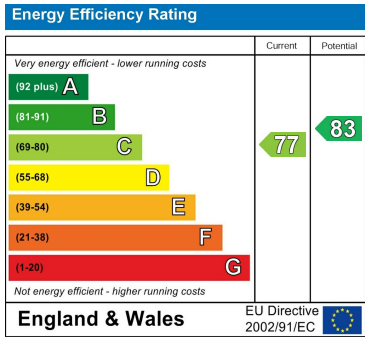
Floor Plan



Area Map



Energy Efficiency Graph



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