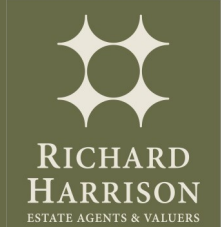




Limehurst Avenue | Loughborough | LE11 1PE

Asking price £169,950



Limehurst Avenue |  
Loughborough | LE11 1PE  
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Offering outstanding value for money and situated a few minutes from the heart of the town centre and train station, this three bedroom home is ideal for those wishing to modernise and create a home to their own tastes. The deceptively well proportioned rooms are set over two floors with an entrance hall, lounge and dining kitchen, whilst a first floor leads to three bedrooms and bathroom. The garden is a good size and there is on street permit parking nearby.

- Mid Town House
- A Few Minutes from Shops
- Three Bedrooms
- Lounge & Dining Kitchen
- Ideal FTB or Investment
- Town Centre Location
- Short Distance to Train Station
- First Floor Bathroom
- Permit Parking Nearby
- Viewing a Must!

#### Entrance Hall

With front door and stairs to the first floor.

#### Lounge

A spacious room with a large bay window.

#### Dining Kitchen

A large open plan dining room and kitchen space, with a range of units, space for appliances and a window and door to the rear.

#### First Floor

With access to all rooms.

#### Bedroom 1

A large double bedroom with window to the front.

#### Bedroom 2

A spacious room with window to the rear.



'An Ideal FTB or Investment'



### Bedroom 3

With space for a bed and with window to the front.

### Bathroom

With window to the rear, three piece suite comprising bath, w/c and wash hand basin.

### Outside

With a garden to the front, shared side access passage, and a good sized garden to the rear.

### The Area

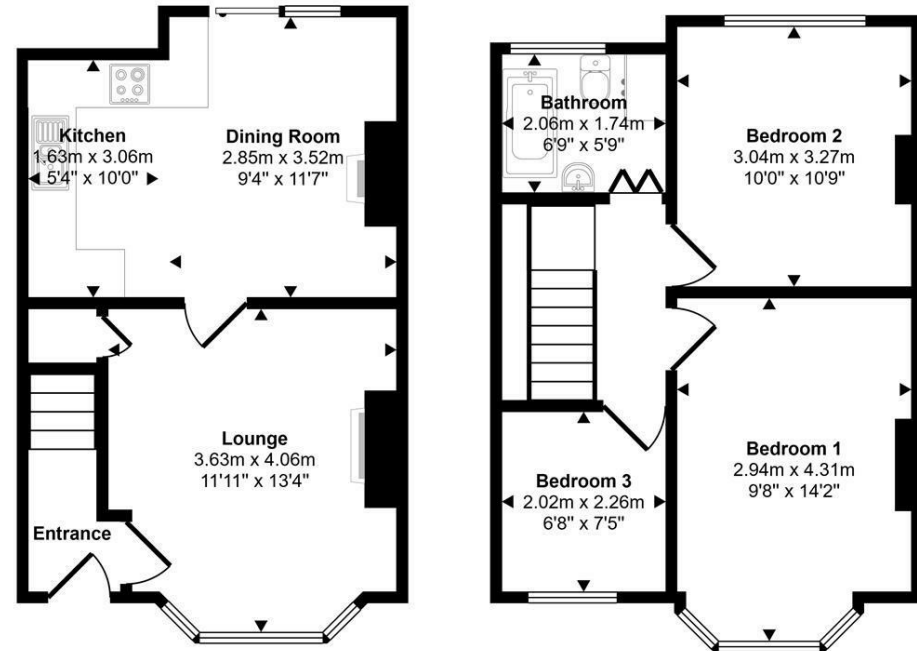
The property sits in a position only 5 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 15 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 25 min walk away.

### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients. Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



Approx Gross Internal Area  
71 sq m / 759 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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