Holmfield Avenue | | Loughborough | LE11 5HT

Offers in the region of
£180,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Offering excellent value for money, this well proportioned semi-detached property would benefit from modernisation and is ready for the next owner to personalise to their own tastes. Properties of this type are popular due to their size, character and generous gardens. Situated a short walk from the town centre and numerous shops and amenities, this three bedroom home has vast potential and would suit those looking for a first home, or those downsizing. Opportunities of this nature are increasingly rare and an internal inspection is recommended to appreciate what's on offer.

- Semi-Detached Home
- Walking Distance to Amenities
- Three Bedrooms
- Enclosed Rear Garden
- Ideal FTB or Investment
- Popular Residential Area
- Character Accommodation
- Large Lounge with Bay Window
- Excellent Potential
- Viewing a Must!

Entrance Hall
With front door and stairs to the first floor.

Lounge
A spacious room with a large bay window.

Kitchen
Fitted with a range of wall and base mounted units, sink basin, gas hob with single oven and a window to the rear.

Utility
Provides access to the enclosed garden as well as space to accommodate utilities.

First Floor Landing
With access to all rooms.

Bedroom 1
A large double bedroom with window to the front.

"Walking Distance
to the Town Centre"

Bedroom 2
A spacious room with built in wardrobes and a window to the rear.

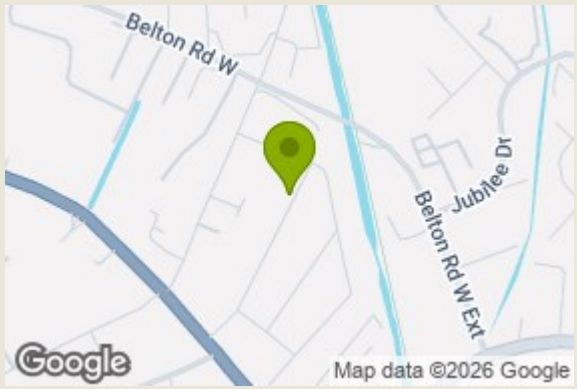
Bedroom 3
With space for a bed and with window to the front.

Bathroom
A three piece suite comprising low level flush w/c, wash hand basin and bath with shower over. There is also a window to the rear.

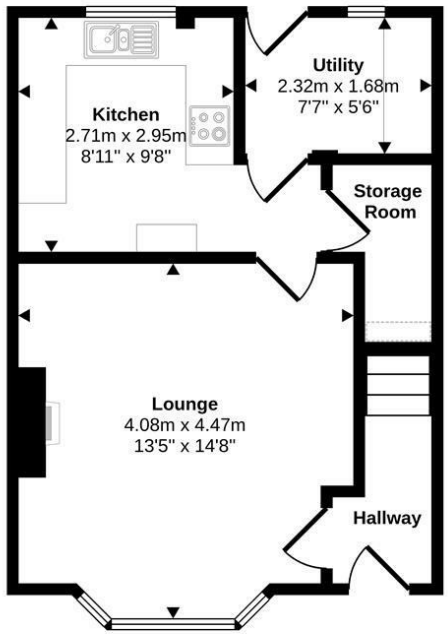
Outside
With a garden to the front, access down the side of the property and a large garden to the rear.

The Area
The property sits in a position only 20 minutes walk to the town centre, the Loughborough Midland Mainline train station is a 30 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.

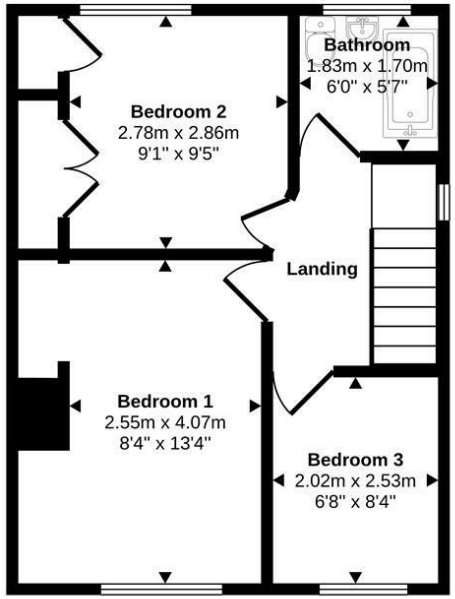
Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence 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
• 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
75 sq m / 812 sq ft



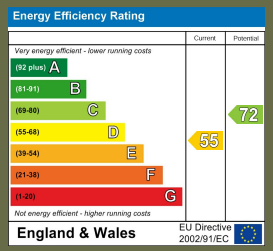
Ground Floor
Approx 38 sq m / 404 sq ft



First Floor
Approx 38 sq m / 408 sq ft

Denotes head height below 1.5m

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.



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