



68, VALLEY ROAD, LOUGHBOROUGH, LE11 3PZ

A MOST APPEALING TWO BEDROOM DETACHED BUNGALOW IN PRIVATE SETTING ADJOINING WOODBROOK An excellent opportunity to acquire an attractively styled and pleasantly positioned TWO BEDROOM detached bungalow of brick and tiled construction offered with NO UPWARD CHAIN which includes gas fired central heating and upvc double glazed windows and doors and occupies a secluded setting within this much favoured and highly regarded residential area on the 'Forest' side of Loughborough.

The property would benefit from further cosmetic modernisation and improvement and in brief the accommodation may be described as: Enclosed entrance porch, Hallway, Lounge/Diner 19'3 x 10'9, two double Bedrooms and Shower room having white suite. Wrap around gardens with driveway and concrete sectional garage. VIEWING RECOMMENDED.

PRICE £249,950

Call 01509 235534 for further information

ANDREW GRANGER & CO

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LOCATION

The property is accessed via a private driveway and occupies a delightful, non estate position at the corner of Valley Road and Woodbrook Road and lies within easy reach of local amenities including a convenience store on Brookside Road, Tesco Supermarket on Park Road and regular bus services to the town centre.

In addition there is further access to Loughborough University and a number of scenic walks including The Outwoods and Jubilee Wood with excellent road links to the M1 Motorway at junction 23 and East Midlands Airport at Castle Donington.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road continuing over its junction with Epinal Way and eventually turning left into Valley Road. The property is then situated on the left hand side just before the junction with Woodbrook Road and will be clearly identified bearing our For Sale board.

ACCOMMODATION

ENTRANCE PORCH

Having upvc double glazing with open aspect towards the front garden, tiled floor, radiator.

ENTRANCE HALL

Coved ceiling, dado rail, Honeywell wall mounted central heating thermostat, built in airing cupboard housing the hot water cylinder and Potterton gas fired boiler, radiator and access trap to the attic space currently converted into office space and additional storage.

LOUNGE/DINER 19'3" x 10'9" (5.88m x 3.3m)

Fitted gas fire, wall length fitted bookcases with shelving and base cupboards under, dado rail, upvc double glazed window to the front elevation, further upvc double glazed picture window to the rear elevation with double glazed door to the private garden, two radiators.

KITCHEN 10'9" x 10'3" (3.3m x 3.13m)

Inset one and a half bowl single drainer sink unit with mixer tap, white fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled splash backs, Creda integrated double oven and AEG four ring gas hob unit, extractor over, plumbing for an automatic washing machine and dish washer, upvc double glazed windows to the front and side elevations, further double glazed door to the side elevation, floor covering, radiator.

BEDROOM ONE 12'9" x 11'3" (3.9m x 3.45m)

Range of fitted double and single wardrobes with hanging space and cupboards over, matching bedside cabinets and dressing table unit having seven drawers under, dado rail, upvc double glazed window to the rear elevation, radiator.

BEDROOM TWO 11'6" x 11'3" (3.52m x 3.45m)

Fitted double and single wardrobes with hanging space and cupboards over, matching dressing table unit with four drawers under, dado rail, upvc double glazed window to the rear elevation, radiator.

SHOWER ROOM

Three piece suite in white comprising tiled shower cubicle, pedestal wash hand basin and low level W.C, half tiled walls with pine panelling over and further pine panelled ceiling, fitted store cupboard, upvc double glazed window to the side elevation, radiator.



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OUTSIDE

Well tended gardens to the front and side of the bungalow adjacent to Woodbrook and including lawned areas with shaped surrounding herbaceous/shrubbery borders. Aluminium greenhouse.

Tarmacadam driveway providing car standing and leads to a detached concrete sectional garage comprising up and over door, concrete floor, lighting and power.

Gated access to the private and fully enclosed rear garden with lawn, patio and shrubbery borders behind close boarded fencing.

E P C

Rating: 'D'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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LOCATION



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