



**391 Park Road
Loughborough
LE11 2HQ**



For auction Guide Price £185,000

391 Park Road, Loughborough, LE11 2HQ

Description

*****FOR SALE BY AUCTION 22ND APRIL 2021 REGISTER TO BID*****

A traditional bay windowed semi detached house in a sought after residential district.

In need of full modernisation the property offers good sized accommodation with a gas central heating system and modern double glazed windows to the front.

Good sized hall, two reception rooms and kitchen. On the first floor there are three bedrooms and a bathroom with separate WC, Plenty of scope for extension to the side and rear. Sold freehold with vacant possession.

Hall

Good sized hall with stairs to the first floor and double glazed door to the side.

Lounge 4.03m inc bay x 3.47m (13'3" inc bay x 11'5")

Double glazed bay window to the front. Radiator and gas fire.

Dining Room 3.65m x 3.02m (12'0" x 9'11")

French door to the garden. Radiator and gas fire.

Kitchen 3.64m x 2.20m (11'11" x 7'3")

A good sized kitchen with windows to the rear and side. Central heating boiler.

Landing

Window to the side.

Bedroom 1 4.64m inc bay x 3.07m (15'3" inc bay x 10'1")

Double glazed bay window to the front. Radiator.

Bedroom 2 3.26m x 3.02m (10'8" x 9'11")

Window to the rear. Radiator.

Bedroom 3 2.61m x 2.24m (8'7" x 7'4")

Double glazed window to the front.

WC

Window to the side. Low level WC.

Bathroom

Window to the rear, Panelled bath. Wash hand basin and airing cupboard.

Outside

Set well back from the road with a hard landscaped garden and driveway to the side with space for a garage, subject to consent. The rear garden is paved and enjoys a pleasant aspect.

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

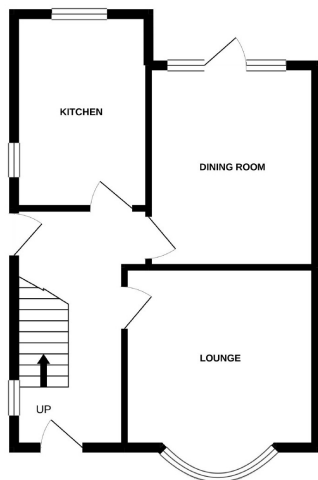
Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

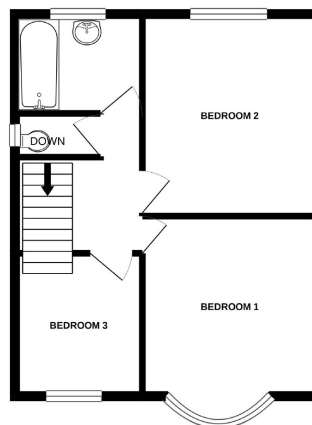
Buyers Administration Fee

Purchasers will be required to pay an administration fee of £1200.00 Inc VAT

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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