



42 Braddon Road, Loughborough

£250,000 Freehold

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The property is formed of a large entrance hall, which provides access to both the handy W.C. with original fittings, and the living room. The living room is generous in size, with a large window, feature fireplace, and open-plan access to the light-filled dining area with uPVC patio door. The kitchen is well maintained for its age, although some may see it as an excellent canvas on which to create their dream space. Connections are in place for a freestanding cooker, as well as a washing machine, fridge and freezer.

The upper floor of the home benefits from three bedrooms; two doubles and a single. The internal accommodation is completed by the family bathroom, with a teal suite formed of a bathtub, sink and W.C.

Externally, the property benefits from gardens to the front and rear, as well as a handy driveway and attached garage. Many prospective purchasers will be intrigued by the potential for extension to the side and rear subject to planning permission.

The property is well connected for public transport, being just a short distance away from the nearest bus stop. Families will be delighted by the proximity to Robert Bakewell primary school, with Charnwood College also readily accessible.

Council Tax band: D

Tenure: Freehold

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

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Hallway

8' 0" x 6' 2" (2.43m x 1.89m)

Living Room

14' 2" x 12' 6" (4.32m x 3.81m)

Dining Room

9' 1" x 8' 8" (2.78m x 2.64m)

Kitchen

9' 1" x 10' 0" (2.76m x 3.04m)

W.C.

Landing

Bedroom One

11' 0" x 11' 11" (3.36m x 3.63m)

Bedroom Two

12' 6" x 11' 11" (3.80m x 3.63m)

Bedroom Three

9' 5" x 9' 9" (2.87m x 2.97m)

Bathroom

7' 11" x 6' 11" (2.41m x 2.11m)

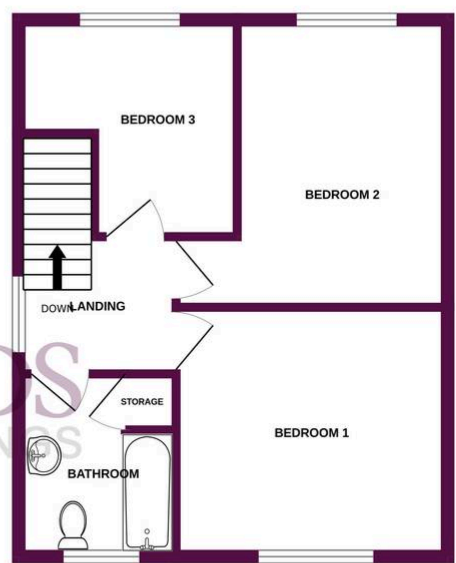
Garage

16' 1" x 8' 3" (4.91m x 2.51m)

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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