



DRAFT DETAILS

63 RYDAL AVENUE, LOUGHBOROUGH, LEICESTERSHIRE, LE11 3RX



PRICE: £219,950

Freckeltons are pleased to offer this three bedroom, semi-detached bungalow on the Forest side of Loughborough that is situated within close proximity to local bus stops and has easy access to the A6 and M1 motorway. Briefly, the accommodation comprises of a Lounge, Kitchen with Dining Area off, three Bedrooms and a Bathroom. Outside there is off-road parking for several vehicles to the front and a garden which is mainly laid to lawn and a brick built Garage to the rear. There is some modernisation required so viewing is advised to appreciate the potential of the Bungalow on offer. Energy Rate D.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: UPVC double glazed door to side elevation. Ceiling light point. Cupboard housing the properties consumer unit. Doors through to:

LOUNGE: 4.55m x 3.48m (14' 11" x 11' 5") UPVC double glazed sliding patio doors to rear elevation. Ceiling light point. Central heating radiator. Fireplace.

DINING KITCHEN: 5.66m x 3.33m minimising to 2.13m (18' 7" x 10' 11" minimising to 7' 1") Comprising of a range of base and eye level units and roll edge work surface. Inset one and a half bowl sink and side drainer. Inset oven and hob. Space and plumbing for washing machine. UPVC double glazed bay window to front elevation. UPVC double glazed door and window to side elevation. Two ceiling light points. Central heating radiator.

BEDROOM 1: 3.84m x 3.48m (12' 7" x 11' 5") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator. Built in wardrobe unit.

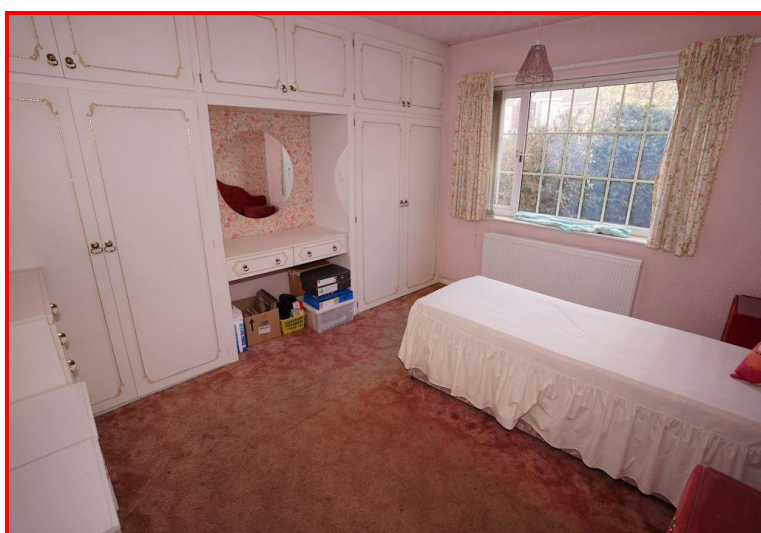
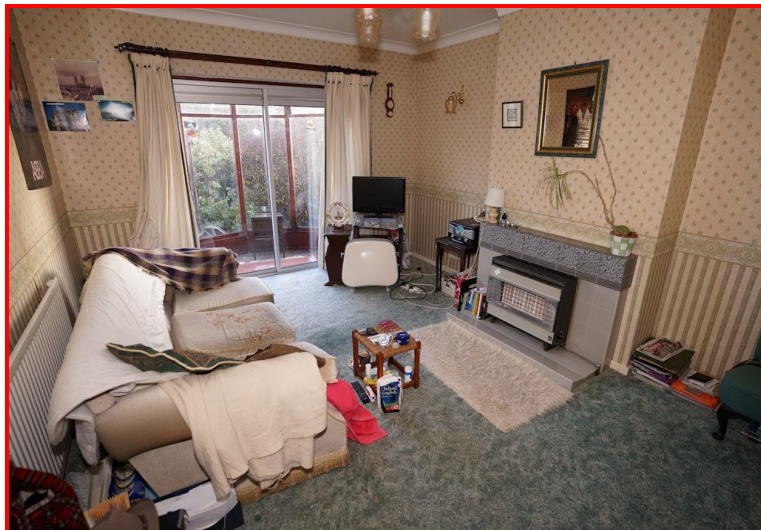
BEDROOM 2: 3.3m x 2.16m (10' 10" x 7' 1") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3: 2.44m x 2.24m (8' 0" x 7' 4") UPVC double glazed window to side elevation. Ceiling light point. Central heating radiator. Housing the properties Central Heating Combination Boiler.

BATHROOM: 2.24m x 1.63m (7' 4" x 5' 4") Comprising of a bath, with an electric shower over, W.C and wash and basin. Obscure UPVC double glazed window to side elevation. Ceiling light point. Central heating radiator. Built in storage cupboard.

OUTSIDE: To the front there is ample off-road parking. A timber gate opens up to a walkway which leads to the rear. There is a small patio which leads to a lawned area. At the back of the garden there is a small planting area with a hardstanding for a greenhouse. There is a brick built garage to the side.

DIRECTIONS: From our office, proceed along the A6, Leicester Road in a southerly direction. At the second set of traffic lights, turn right onto Southfields Road. Proceed along Southfields Road for some distance and follow the road as it bends to the right and then turn left onto Forest Road. Proceed along Forest Road until reaching the roundabout where you will take the second exit to continue on Forest Road. Continue on Forest Road until reaching the staggered crossroads, turning right onto Kirkstone Drive. Proceed for a short distance and turn right onto Keswick Drive and then at the end of the road, turn right onto Rydal Avenue where number 63 can be located on the right hand side.



SERVICES: We understand mains Electricity, Gas, Water and Drainage services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

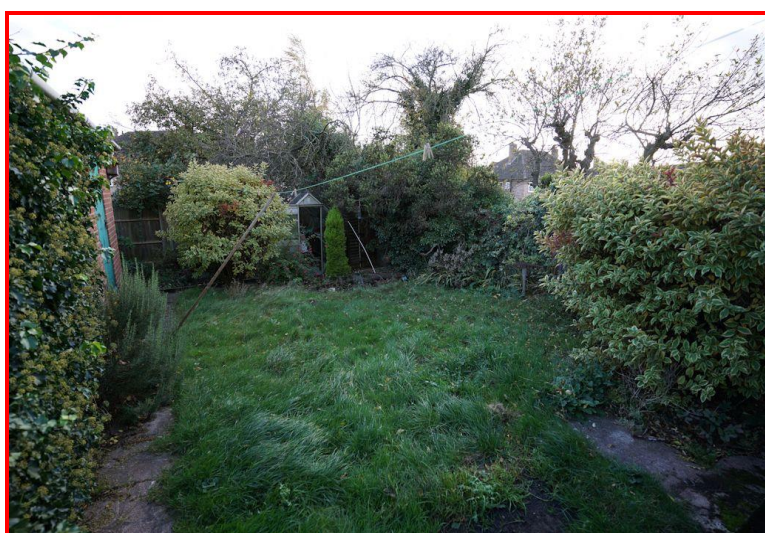
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 5th November 2020. We are members of The Property Ombudsman scheme.



Ground Floor

