



11 Ashmount Close

Loughborough LE112BJ

MOORE  
& YORK





### Property at a glance:

- Semi detached modern home
- 25% - 100% Equity available for purchase
- EMH housing purchaser criteria applies.
- Two double bedrooms
- GCH & UPVC D/G
- No upward chain!
- Parking space to side
- Enclosed rear garden
- Neutral and well presented
- Modern kitchen and bathroom

**£250,000 Leasehold**



This well presented and spacious, two double bed roomed home is situated in a sought after cul-de-sac location, just off Beacon Road on Loughborough's desirable Forest Side and perfectly situated for walking into town to the wide range of eateries and amenities and also to the nearby University/College campuses. The living spaces are gas centrally heated (EPC rating B) and double glazed and also include a good sized lounge, full width kitchen diner with built in oven, hob and extractor and a modern bathroom on the first floor. Outside there are gardens to front and rear a parking space next to the house and a fully fenced rear garden with patio and lawn. Available 25% - 100% equity - criteria applies.

### LOUGHBOROUGH

Loughborough is a well served University & market town situated to the northern part of Leicestershire and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with it's golf clubs and equestrian facilities and the M1/M42 motorways.

The University itself is particularly renowned for sporting excellence ranked world no.1 for sports related subjects since 2017 and consistently ranks in the top ten in the uk having been named university of the year on two occasions.

The town also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities, a wealth of employers in diverse sectors and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.



### OWNERSHIP & TENURE

No.11 is currently held leasehold and owned on a 25% equity basis by the owner in partnership with EMH housing. The property is available for purchase at any equity level from 25% (The owner then pays a monthly rent to EMH for the percentage which is not owned) to 100% (thereby converting at the same time to a freehold ownership) subject to the buyer passing the purchasing criteria after approval by EMH and subject to an affordability check via Metro Finance. Further/detailed information awaited.

### FRONT GARDEN AND PARKING

The property's front garden is planted with a slabbed pathway to the canopy porch and front door. A shared entryway to the left side of the house leads to the side garden gate and the parking space which is immediately adjacent to the garden.











## LOUNGE

4.21m x 4.13m (13' 10" x 13' 7" max) With reception space in front of the staircase and useful storage space beneath. Upvc window to the front elevation, ceiling light point and central heating radiator. Storage cupboard ideal for coats, shoes, Hoover etc and doors to the side and rear then leading off to:

## GROUND FLOOR WC

1.49m x 1.09m (4' 11" x 3' 7") With two piece suite in white including close coupled Wc and wash-basin, ceiling light point, Chrome finish towel radiator and extractor fan.

## KITCHEN/DINER

4.22m x 3.00m (13' 10" x 9' 10") With fitted base and eye level units in white finish with contrasting woodblock effect work surfaces and inbuilt oven/hob/extractor set with matching brushed steel finish splash-back. Space for upright fridge freezer and washing machine. Upvc window overlooking the garden, ample space for dining table, two ceiling light points, sink with drainer & mixer. Central heating radiator and door to the rear garden.

## FIRST FLOOR LANDING

2.90m x 2.38m (9' 6" x 7' 10" max) With smoke alarm, ceiling light point and access to both double bedrooms and the bathroom this spacious first floor space leads off to:

## MASTER BEDROOM

4.22m x 2.79m (13' 10" x 9' 2") With two Upvc windows overlooking the rear garden, a good sized double room with radiator and ceiling light point..

## DOUBLE BEDROOM TWO

4.22m x 3.08m (13' 10" x 10' 1" max) With Upvc window to the front elevation, a good sized double room with radiator and ceiling light point plus built in 'airing' cupboard with additional internal radiator.

## BATHROOM

1.93m x 1.71m (6' 4" x 5' 7") With window to the side elevation and a three piece suite in white comprising paneled bath, wash basin and WC. Part tiled with glass shower screen, Chrome finish towel radiator, ceiling light point and extractor fan.

## REAR GARDEN

The rear garden space is a good size and flat/level with a large patio area with outside tap which then gives way to a lawn with borders all with fencing to the boundaries.

## COUNCIL TAX BAND

The property has a council tax rating of 'B' via Charnwood Borough Council.















## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## FLOOR/PLOT PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATION

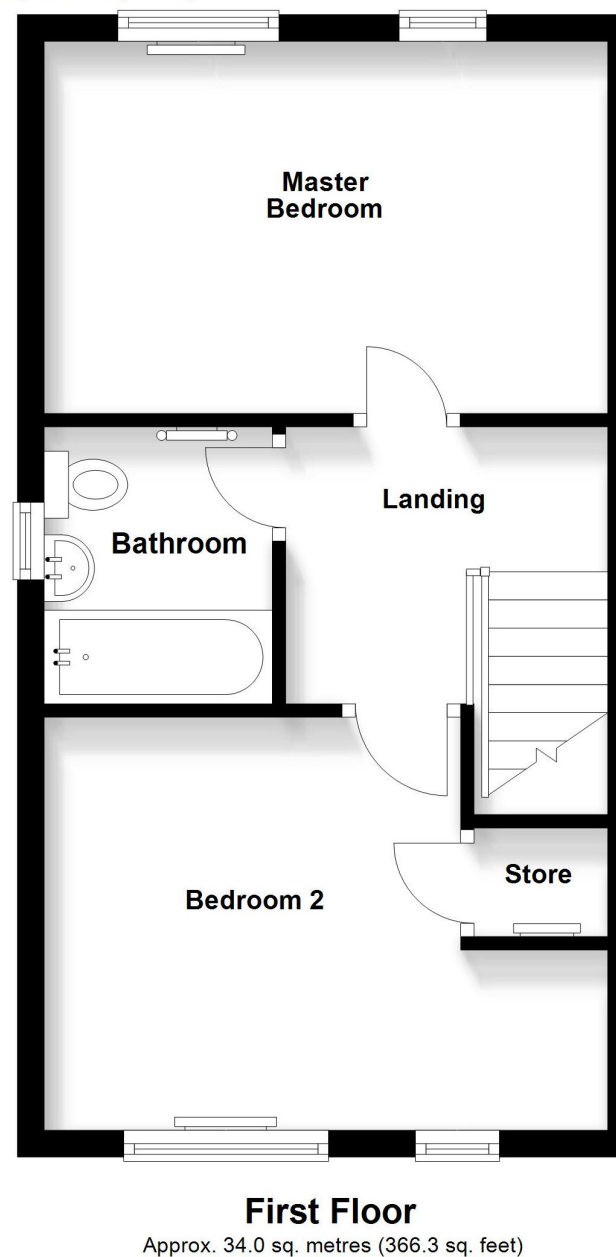
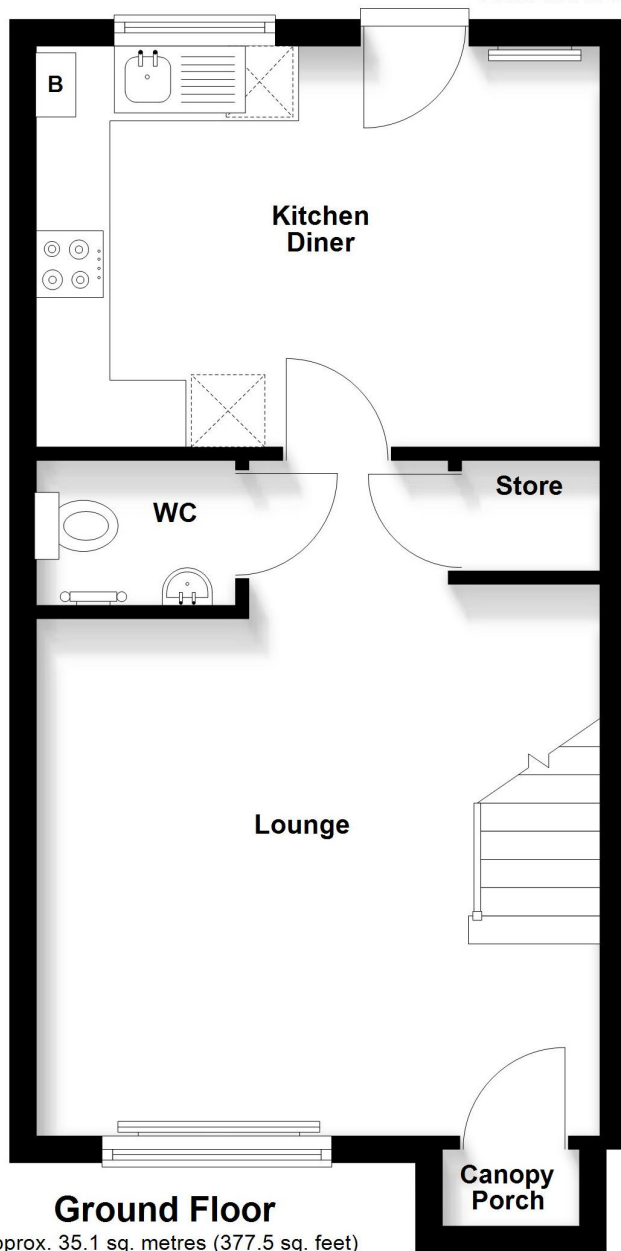
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

## PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.



Total area: approx. 69.1 sq. metres (743.7 sq. feet)



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



