



3 Barons Way, Mountsorrel, Loughborough, Leicestershire, LE12 7EA

MOORE
& YORK



Property at a glance:

- NO UPWARD CHAIN!
- Two bedrooms
- Mid town house
- Parking to rear
- Kitchen/diner
- Good sized lounge
- Private rear garden
- Close to amenities and shopping
- Popular village
- Equidistant to Leicester & Loughborough

£173,950 Freehold



The property is a fairly modern two bed roomed mid town house with allocated parking, Upvc double glazing and electric heating, centrally located within the village and within walking distance of the majority of shops/amenities as well as bus routes, places of worship and scenic walks. The accommodation is set over two floors and includes a kitchen/diner, lounge plus first floor bathroom all in need of modernisation but well presented and offering a fantastic proposition as either a private home or buy to let opportunity. This home is offered for sale 'as seen' with any and all furnishings/floor coverings/curtains and remaining appliances included and offered with NO UPWARD CHAIN.

MOUNTSORREL

Mountsorrel is a thriving village situated on the A6 corridor between the city of Leicester and the nearby market town of Loughborough and located approximately equidistant. The village offers a good range of day to day shopping and facilities, primary school, library and fantastic community centre which hosts major acts from the theatre, comedy and music worlds.

ENERGY PERFORMANCE RATING

The property has an EPC rating of 'TBC' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.



FRONTAGE

The property has a shallow gravelled frontage with steps leading up to the front door which is slightly elevated. To the side of the front door is a built on external cupboard ideal for general storage which also houses the meter(s)





THE PROPERTY

The property is a fairly modern mid town house with Upvc double glazing and electric heating, centrally located within the village and within walking distance of the majority of shops/amenities as well as bus routes, places of worship and scenic walks.

This home is offered for sale 'as seen' with any and all furnishings/floor coverings/curtains and remaining appliances included and offered with NO UPWARD CHAIN.

PARKING AREA

Situated to the rear and shared by several surrounding homes (7 in total we believe including this home) is a parking area with allocated spaces -we are awaiting confirmation of the exact space location.

KITCHEN DINER

4.16m x 2.68m (13' 8" x 8' 10") With fitted units to three sides at one end of the room and ample dining space to the other, space for appliances, sink inset to worktop, cooker and washing machine included, Upvc double glazed window and door to the front elevation, electric heater.

LOUNGE

4.16m x 3.25m (13' 8" x 10' 8") With Upvc door and window both overlooking the rear garden, semi open plan staircase to the first floor, ceiling light point, wall mount gas fire and electric heater.

FIRST FLOOR LANDING

2.12m x 0.88m (6' 11" x 2' 11") With built in airing cupboard, loft hatch, ceiling light point and doors to all upstairs rooms.

MASTER BEDROOM

3.31m x 3.24m (10' 10" x 10' 8") With ceiling light point, built in wardrobe for storage, electric heater and Upvc double glazed window to the property's rear elevation,

BEDROOM TWO

2.69m x 2.01m (8' 10" x 6' 7") With ceiling light point and Upvc double glazed window to the property's front elevation.

BATHROOM

2.12m x 1.70m (6' 11" x 5' 7") With three piece suite comprising bath, WC and wash basin plus tiling to parts, electric shower and shaver socket, ceiling light point and Upvc double glazed window to the front elevation.







REAR GARDEN

The rear garden is paved and graveled with interspersed plating and fenced to the boundaries with gated access at the rear leading out to the communal parking area.

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.

MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

PLOT & FLOOR 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. Any included dimensions, unless specifically stated are maximums. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

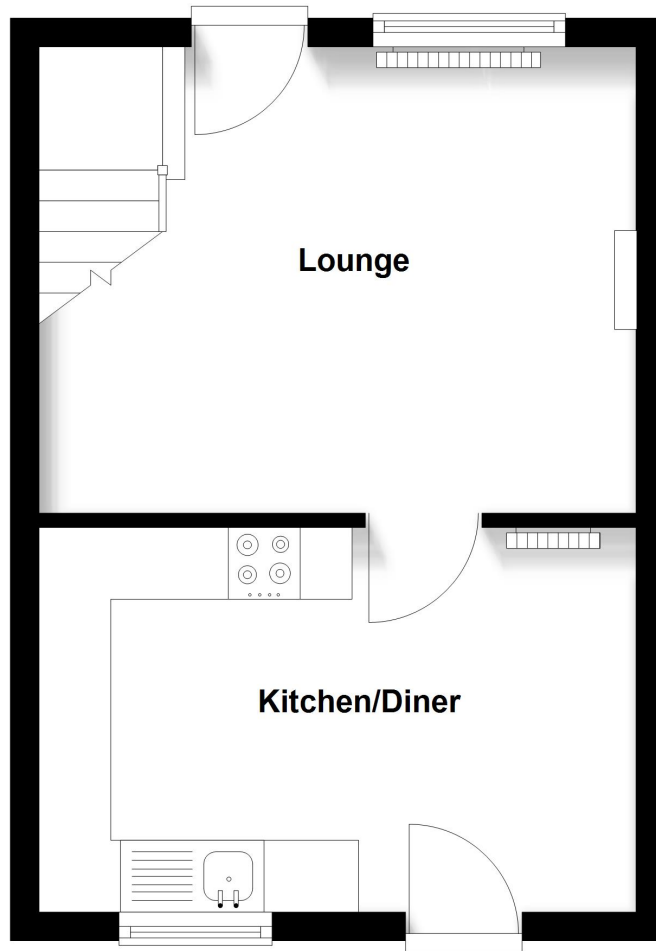
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation 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 with the relevant office if you would like to view a copy.

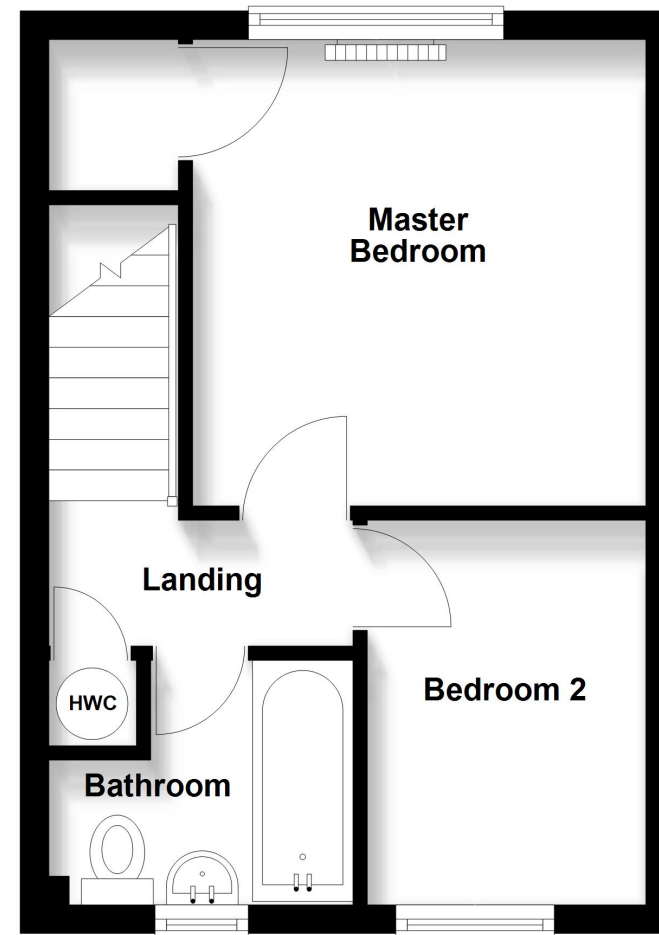
Ground Floor

Approx. 270.0 sq. feet



First Floor

Approx. 277.1 sq. feet



Total area: approx. 547.2 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

