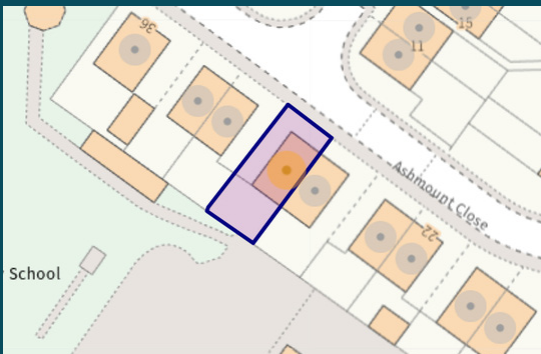




28 Ashmount Close, Loughborough

Leicestershire, LE11 2BJ

MOORE
& YORK



Property at a glance:

- Semi detached family home
- Three bedrooms
- Master bedroom en-suite
- Family bathroom
- Sought after central location
- Driveway parking
- Low maintenance gardens
- Spacious kitchen/diner
- Neutral decor
- NO UPWARD CHAIN!

£289,950 Freehold



A modern three bedroom, two bathroomed semi-detached home offered with no upward chain in this sought after cut-de-sac which is ideally located for access to travel routes, the town centre and the university/college campuses. The accommodation is Upvc glazed and centrally heated with driveway parking, enclosed garden and with neutral decor and contemporary fittings throughout.

LOUGHBOROUGH

Loughborough is a thriving Market/University town and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

The town offers a good range of major shopping brands and a wide spread of employers plus offers a fine range of amenities including excellent day-to-day shopping, private and state schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

EPC INFORMATION

The property has an EPC rating of 'C' 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 & DRIVEWAY

The property's frontage is laid to ornamental shrubbery for easy maintenance and the driveway, situated to the right hand side of the house is laid to block paving and allows for parking for two cars (including the space currently occupied by a storage shed) and leads to the rear garden via a gate.





ENTRANCE HALL

2.38m x 1.38m (7' 10" x 4' 6" min) With stairs off to the first floor and central heating radiator, ceiling light point, timber effect flooring and central heating controls plus doors to the lounge and also at the side to:

GROUND FLOOR WC

1.45m x 0.86m (4' 9" x 2' 10") With contemporary two-piece suite in white comprising close coupled WC and pedestal wash basin, timber effect flooring, Upvc window to the front elevation, radiator and ceiling light point.

LOUNGE

5.54m x 3.71m (18' 2" x 12' 2" max) With Upvc window to the front elevation, a good sized room with space for study/home office area as well as seating plus under-stairs storage, central heating radiator, additional window to the side elevation, ceiling light point and door leading rearwards to:

KITCHEN/DINER

4.72m x 3.27m (15' 6" x 10' 9") A large room with ample space for a dining table, central heating radiator and ceiling light points. The kitchen is attractively fitted with modern style slab front units for storage, plentiful worktop space and with stainless steel sink and built in oven/hob/extractor with brush steel splashback. The central heating boiler is concealed in a corner cupboard and a Upvc window and French doors overlook and give access to, the rear garden.

FIRST FLOOR LANDING

2.78m x 2.01m (9' 1" x 6' 7") With loft access, built-in storage and ceiling light point plus doors leading to all three bedrooms and the family bathroom.

MASTER BEDROOM

3.60m x 3.44m (11' 10" x 11' 3" max) With Upvc window to the front elevation, ceiling light point and central heating radiator.

EN-SUITE SHOWER ROOM

2.41m x 1.21m (7' 11" x 4' 0") With three piece suite comprising shower cubicle, Wc and wash basin plus chrome finish towel radiator and Upvc window to the front elevation.

BEDROOM TWO

3.59m x 2.52m (11' 9" x 8' 3") With Upvc window to the rear elevation, ceiling light point and central heating radiator.

BEDROOM THREE

2.49m x 2.09m (8' 2" x 6' 10") With Upvc window to the rear elevation, ceiling light point and central heating radiator.

FAMILY BATHROOM

2.48m x 1.70m (8' 2" x 5' 7") With three piece suite comprising panelled bath with shower and screen, Wc and wash basin plus chrome finish towel radiator and Upvc window to the side elevation.









REAR GARDEN

Flat and level, laid in the main to lawn with fencing to the boundaries, planting to border the lawn and paving to provide outside seating space.

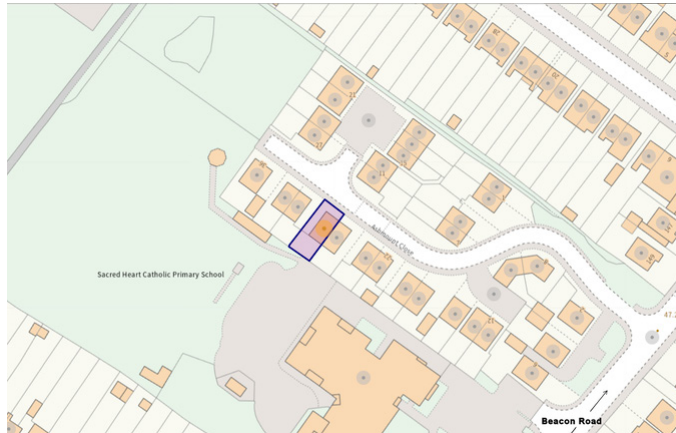
COUNCIL TAX BAND

The property has a council tax rating of 'C' 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.



PHOTOGRAPHY

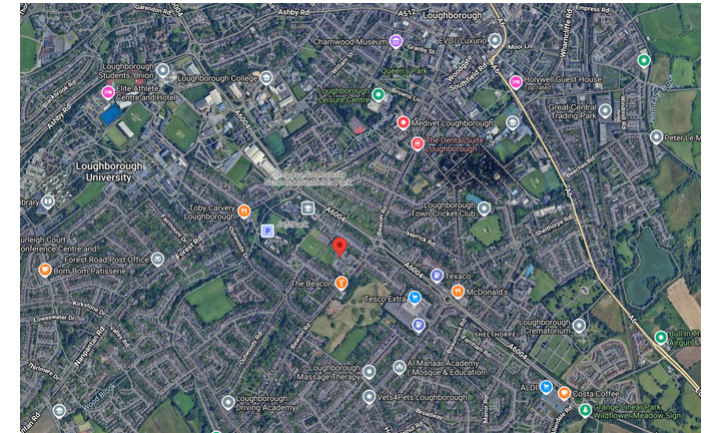
The property is currently rented, the photos taken are from prior to the current tenancy to preserve the privacy of the current occupiers. Decor however is unchanged.

FLOOR AND 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.

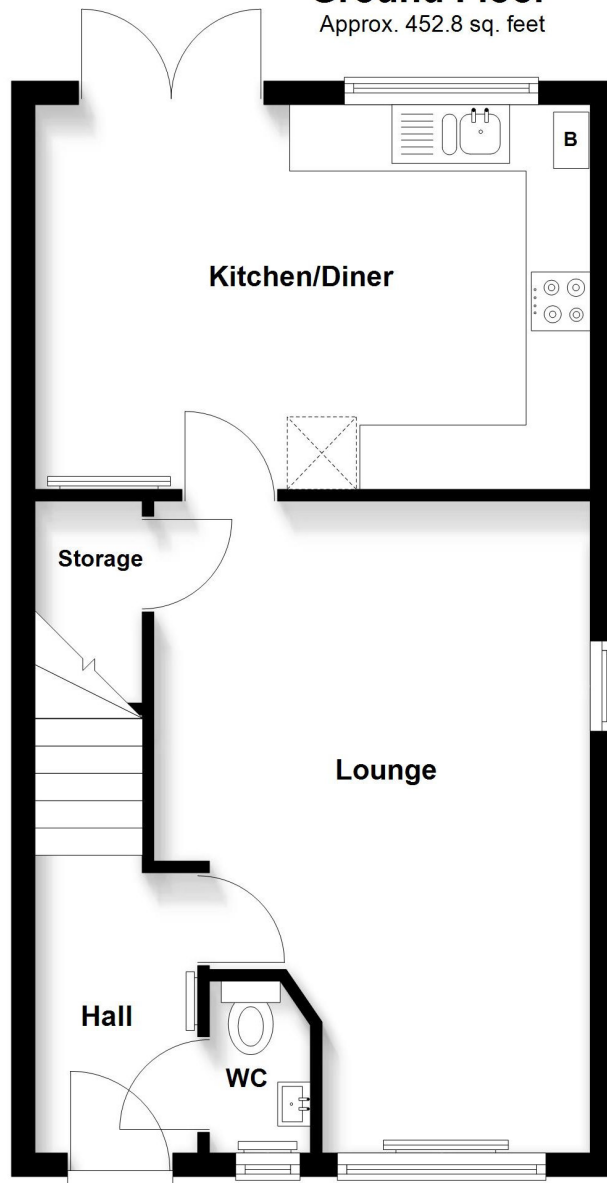


PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

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.

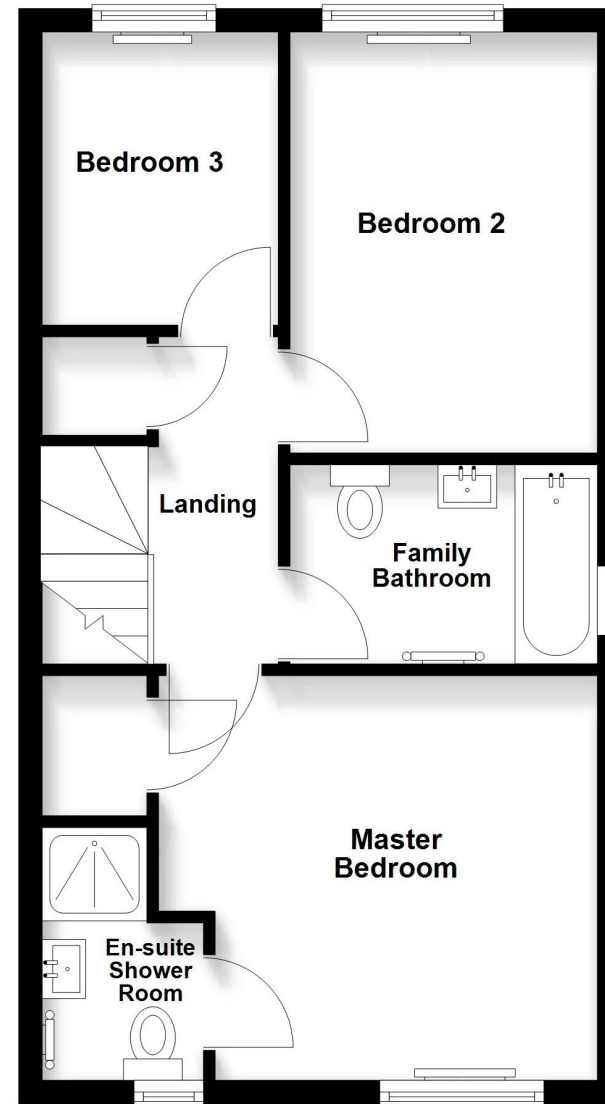
Ground Floor

Approx. 452.8 sq. feet



First Floor

Approx. 451.4 sq. feet



Total area: approx. 904.2 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

