



Alan Moss Road, Loughborough

welcome to

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****FOR SALE**** this four bedroom townhouse located within the town of Loughborough. Maintained to a high standard and comprising of four bedrooms, two bathrooms, open plan kitchen diner, study, open plan lounge and loft. Internal viewing is highly recommended.

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has wood-effect ceramic tiled flooring and doors to all ground floor rooms.

Study

9' 10" x 6' 3" (3.00m x 1.91m)

The study has wood-effect ceramic tiled flooring, a radiator and a upvc double glazed window.

Lounge

13' 3" x 11' 5" (4.04m x 3.48m)

The lounge is open plan and has wood-effect ceramic tiled flooring, a radiator and a upvc double glazed window.

Kitchen Diner

17' 11" x 11' 2" (5.46m x 3.40m)

The kitchen diner is fitted with a range of base and wall mounted units, a kitchen island, three skylights, integrated appliances, wood-effect ceramic tiled flooring and a upvc double glazed window.

Utility Room

8' 6" x 3' 7" (2.59m x 1.09m)

The utility room has white goods, tiled flooring, a radiator, a sink, ceiling spotlights and understairs storage.

Bedroom Four

10' 2" x 8' 2" (3.10m x 2.49m)

Bedroom four has wood-effect ceramic tiled flooring, a radiator, ceiling spotlights and a upvc double glazed window.

Ground Floor Bathroom

The ground floor bathroom is fitted with a three piece suite comprising of shower cubicle with shower over, low level wc and hand wash basin set within a vanity unit, tiled walls and tiled flooring.

First Floor Landing

The first floor landing has stairs rising from the ground floor, carpeted flooring, a upvc double glazed window and doors to all first floor rooms.

Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Two

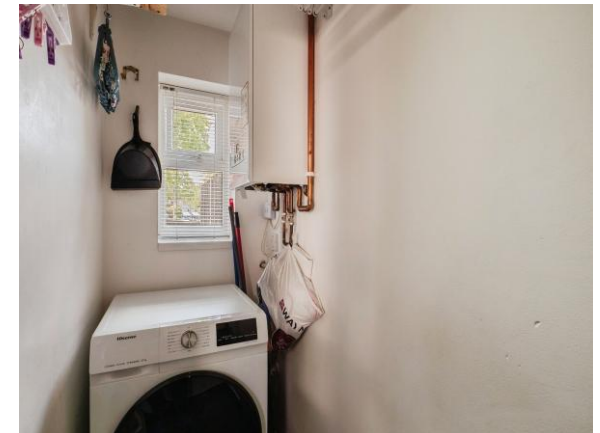
11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.





Loft

15' 1" x 13' 9" (4.60m x 4.19m)
The loft is boarded and insulated with lighting and is currently utilised as a room

Outside

To the front of the property there is a driveway that provides parking for up to two vehicles. To the rear of the property there is a landscaped rear garden that is astro-turfed, a hot tub area and fencing to all boundaries.



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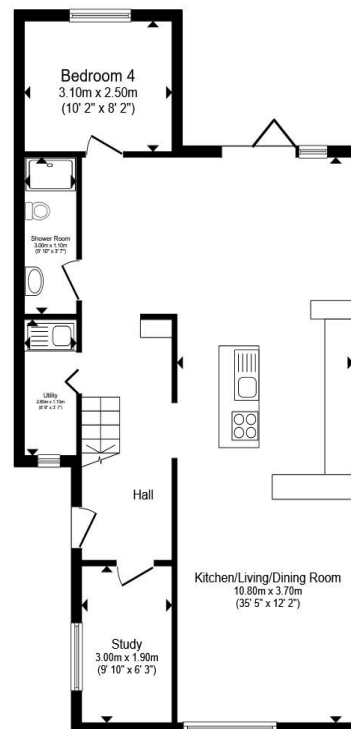
- Townhouse
- Four Well-Proportioned Bedrooms
- Two Bathrooms
- Open Plan Lounge and Kitchen Diner
- Study and Utility Room

Tenure: Freehold EPC Rating: C

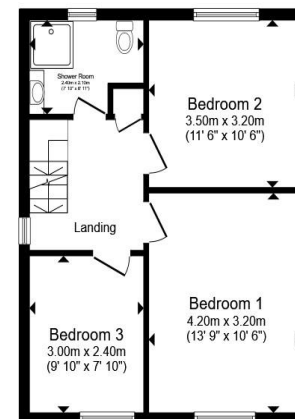
Council Tax Band: B

offers over

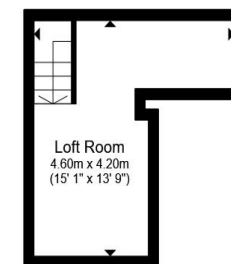
£315,000



Ground Floor



First Floor



Second Floor

Total floor area 132.2 m² (1,423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LBH115957 - 0005

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william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk