



WHITEHOUSE AVENUE, LOUGHBOROUGH LE11 2PN

£180,000
FREEHOLD

Lovely mid-terrace, two bedroom home will require modernisation but is ideally situated close to the town centre, travel routes and local beauty spots such as Charnwood Water. The accommodation includes entrance hall, large lounge, kitchen/diner plus pantry, two bedrooms and a shower room. The property offers driveway frontage with off street parking space for 2 cars and substantial rear garden benefiting from an outside WC, conservatory/garden room and storage space. Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

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WHITEHOUSE AVENUE

Sought after location close to town centre | 2 bedrooms | Huge potential | Off street parking for 2 cars | Conservatory garden room | In need of some modernisation | Quiet cul de sac location | Kitchen/diner | Council Tax Band b | EPC tba



FULL DESCRIPTION

Lovely mid-terrace, two bedroom home will require modernisation but is ideally situated close to the town centre, travel routes and local beauty spots such as Charwood Water. The accommodation includes entrance hall, large lounge, kitchen/diner plus pantry, two bedrooms and a shower room. The property offers driveway frontage with off street parking space for 2 cars and substantial rear garden benefiting from an outside WC, conservatory/garden room and storage space. Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charwood Forest and the M1/M42 motorways. Loughborough also offers a fine range of amenities including excellent shopping, 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.

ENTRANCE HALL

KITCHEN/DINER

14' 3" x 11' 7" (4.34m x 3.53m)

LOUNGE

15' 5" x 11' 1" (4.7m x 3.38m)

BEDROOM ONE

13' 0" x 11' 2" (3.96m x 3.4m)

BEDROOM TWO

9' 7" x 9' 2" (2.92m x 2.79m)

SHOWER ROOM

OUTSIDE WC

CONSERVATORY/GARDEN ROOM

9' 7" x 6' 8" (2.92m x 2.03m)

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

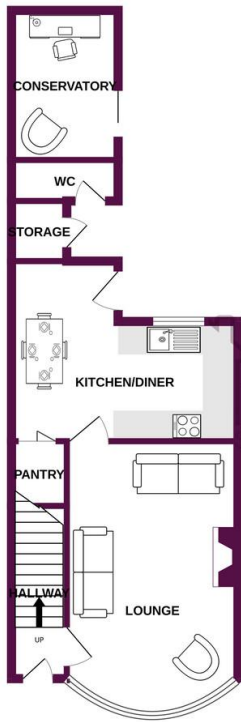
Council Tax – Band B

Viewings – By Appointment Only

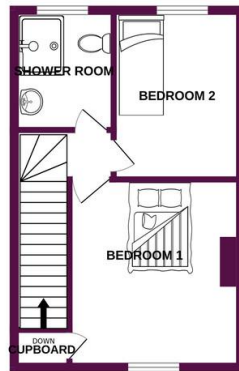
Tenure – Freehold



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



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TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements