



Wingmore Road, SE24  
£825,000

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# In general

- Spacious Victorian home
- 40ft reception/kitchen/dining room
- Four bedrooms
- Roof terrace
- Popular residential road
- Close to transport links

# In detail

We are delighted to offer to the market this substantial four bedroom Victorian terraced house which is laid out across three floors.

The property is ideal for those wishing to 'stamp their own style' to make a fine family home. The accommodation comprises a 40ft x 15ft open-plan reception/kitchen/dining room - ideal for entertaining, and a wc on the ground floor, and on the first floor are two double bedrooms and a good-sized bathroom/shower room, there are a further two bedrooms and a 19ft x 16ft roof terrace on the top floor. To the rear is a low maintenance paved garden.

Wingmore Road is a popular residential road ideal for local transport links, with Loughborough Junction station situated nearby. There are 'everyday' shopping amenities situated on Coldhardbour Lane, and the delights of Ruskin Park with its tennis courts, children's play area and paddling pool is moments away.

Offered to the market 'Chain Free', early viewings are highly recommended.

EPC: D | Council Tax Band: E



# Floorplan



## Wingmore Road, SE24

Approximate Gross Internal Area

Ground Floor = 52.8 sq m / 568 sq ft

First Floor = 47.9 sq m / 515 sq ft

Second Floor = 28.5 sq m / 307 sq ft

Storage = 1.1 sq m / 12 sq ft

Total = 130.3 sq m / 1402 sq ft

= Reduced Headroom Below 1.5 M / 5'0"



## Ground Floor

## First Floor

## Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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