



**TYNEDALE ROAD,
LOUGHBOROUGH, LE11 3TA**

**£289,950
FREEHOLD**

A wonderful opportunity to purchase a three bedroom detached home which occupies a prime site on the highly sought-after Forest Side of Loughborough. It is situated within close walking proximity to Holywell School as well as the Outwoods and is served by the local bus route to the town centre. Ideal family accommodation in need of modernisation but that is both spacious and versatile to begin with. Easy access to the centre of Loughborough, the university and all the shopping facilities on offer. Good transport links both by road and rail and East Midlands Airport a short distance away too.

EDWARDS
SALES AND LETTINGS

TYNEDALE ROAD

Forest side location | Holywell School catchment |

No upward chain | Detached property | 3

bedrooms | Versatile, spacious layout | Downstairs

cloakroom | Carport and driveway | Conservatory

| Charnwood Borough Council tax band D



PROPERTY SUMMARY

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The property is sold with immediate vacant possession and no upward chain. Early viewing is recommended.

ENTRANCE HALL

9' 11" x 8' 11" (3.02m x 2.72m) The hall has stairs to the first floor with useful storage cupboard beneath and a vaulted ceiling.

KITCHEN/BREAKFAST ROOM

18' 10" x 8' 0" (5.74m x 2.44m) Spanning 18ft in length, the light and airy kitchen has a vast array of storage cupboard units at both base and eye level. A side elevation window, a rear elevation window, and access door to conservatory lending further natural lighting. Also within the kitchen is a large storage cupboard discreetly housing a boiler.

LOUNGE/DINER

18' 7" x 17' 2" (5.66m x 5.23m) The lounge diner is well proportioned and impressively spans the full width of the property to the lounge section which benefits from a broad front elevation window. It features a gas fire and fireplace.

The dining section continues to the left and has an internal glazed door through to the kitchen.

BEDROOM 3/RECEPTION ROOM

12' 5" x 9' 3" (3.78m x 2.82m) This room is open to interpretation with regards its use and could be a bedroom, study, family room etc. Having a rear elevation sliding doors to the conservatory.

CONSERVATORY

17' 2" x 6' 0" (5.23m x 1.83m) Spanning the entire rear of the property and overlooking the private garden.

WC

5' 7" x 3' 6" (1.7m x 1.07m) Two piece suite consisting of low level wc with dual flush and a vanity wash hand basin and side elevation window.

LANDING

Leading to both double bedrooms and bathroom, the landing is a wide area with three sizeable storage cupboards on one side and additional walk in storage cupboard. Neighbouring properties have utilised this space to build out a dormer to create either extra bathroom or bedroom, so there is further potential for the landing space.

BEDROOM ONE

14' 11" x 11' 0" (4.55m x 3.35m) The main bedroom is at the front of the property and is well lit.

BEDROOM TWO

14' 11" x 9' 3" (4.55m x 2.82m) A double bedroom with a view over the rear garden.

BATHROOM

7' 10" x 6' 7" (2.39m x 2.01m) Three piece bathroom to include large walk in shower cubicle, wash hand basin and low level wc. Side elevation window.

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.

TYNEDALE ROAD







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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band D

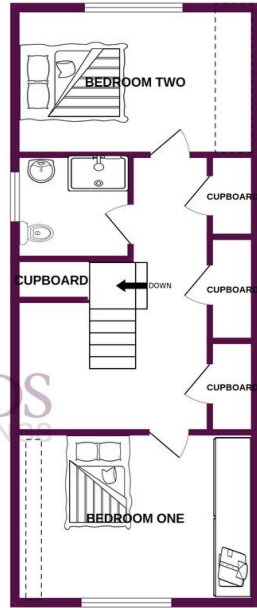
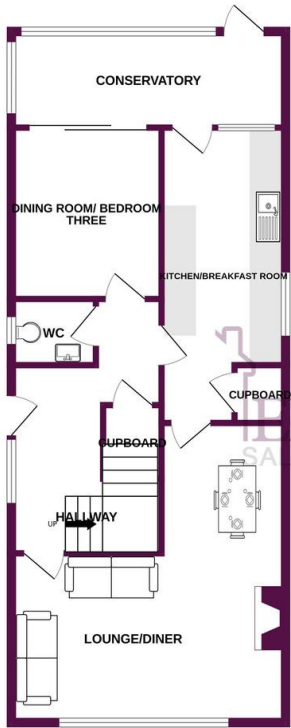
Viewings – By Appointment Only

Tenure – Freehold



GROUND FLOOR

1ST FLOOR



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