



**Kensington Avenue, Loughborough**

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## **Kensington Avenue, Loughborough**

\*NO ONWARD CHAIN\* This two-bedroom semi-detached bungalow would be an ideal purchase for a first-time buyer or those looking to downsize. Offering a detached single garage, off road parking and a generous sized rear garden this is not one to miss!

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has carpeted flooring, coving to the ceiling, a radiator and doors to all rooms.

### **Lounge**

15' 4" x 10' 4" ( 4.67m x 3.15m )

The lounge has patio doors that open onto the rear garden, coving to the ceiling, electric fireplace and carpeted flooring.

### **Kitchen**

14' 4" x 9' 7" ( 4.37m x 2.92m )

The kitchen is fitted with a range of base and wall mounted units, vinyl flooring, gas hob, integrated oven, a radiator and a upvc double glazed window to the rear elevation.

### **Bedroom One**

10' 4" x 14' 8" ( 3.15m x 4.47m )

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

### **Bedroom Two**

9' x 9' 8" ( 2.74m x 2.95m )

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

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and a hand wash basin, vinyl flooring and a upvc double glazed window to the side elevation. The walls are partially tiled and there is a loft hatch leading to a fully insulated loft.

### **Outside**

To the front of the property there is a gravelled front garden with access to the garage and off-road parking. To the rear of the property there is a partially lawned garden with fencing to all boundaries.

### **Outbuildings**

Externally, the property offers two garden shed and a garage has an up and over door with a side window and a personal door.

### **Agents Note**

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





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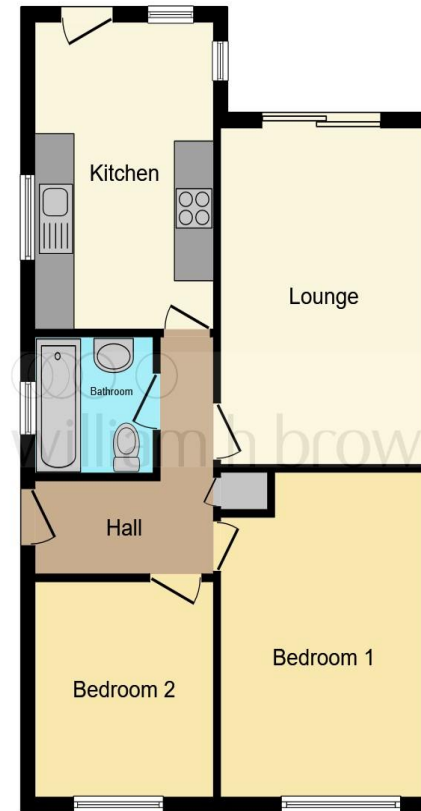
## Kensington Avenue, Loughborough

- Semi Detached Bungalow
- Sought-after Residential Location
- Single Garage & Driveway
- Two Well Proportioned Bedrooms
- UPVC Double Glazing and Gas Central Heating

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£235,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115471 - 0006

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