



Putting great property on the map

**36 Finsbury Avenue
Sileby
Loughborough
LE12 7PJ**

£190,000



This two bedroomed semi-detached bungalow occupies an elevated position on this popular road close to the centre of Sileby with the benefit of UPVC double glazed windows, a gas central heating system and no onward chain.

The accommodation comprises entrance hall, spacious lounge, dining kitchen, two bedrooms, bathroom, lean to conservatory, car port and garage, front and rear gardens and a driveway providing off road parking for a number of vehicles.

The property has been well maintained however would now benefit from some updating and should be viewed without delay. No chain.

Entrance Hall

With a UPVC double glazed door to the front, cloaks cupboard, loft access.

Lounge 13'1" x 11'0" (3.99m x 3.35m)

A spacious lounge with a double glazed sliding door to the rear giving access to the lean to conservatory, modern fireplace.

Dining Kitchen 12'4" x 7'11" (3.76m x 2.41m)

With a UPVC double glazed window to the rear and further UPVC double glazed window to the side, door to the rear giving access to a rear lobby, range of both base and wall mounted units, ample work surfaces, electric oven and hob, plumbing for washing machine, one and a half stainless steel sink and drainer, tiled splash backs, radiator.

Bedroom One 11'0" x 10'4" (3.35m x 3.15m)

With a UPVC double glazed window to the front, fitted wardrobes with cupboards over, dressing table and chest of drawers.

Bedroom Two 9'11" x 8'11" (3.02m x 2.72m)

UPVC double glazed window to the front, fitted wardrobes with cupboards over.

Bathroom

With a UPVC double glazed opaque window to the side, bath with shower over, low level WC,

pedestal wash hand basin, half tiling to walls, airing cupboard.

Lean to Conservatory

With windows and a sliding door to the rear giving access to the garden.

Outside

In an elevated position there are well maintained gardens to both the front and rear of the property and a driveway to the side giving access to the car port and garage. The garage has power and light and up and over door to the front.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points. **LOCAL AUTHORITY** - Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire LE11 2TU (Tel: 01509 263151)

Agents Notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Surveys

If you are interested in this, or any of our other properties, it is important that you contact us at

your earliest opportunity prior to speaking to a Bank\Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. Please ask for information on our exclusive Buyer Protection service. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.

Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank\Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. Please ask for information on our exclusive Buyer Protection service. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan

secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.

Charity Link

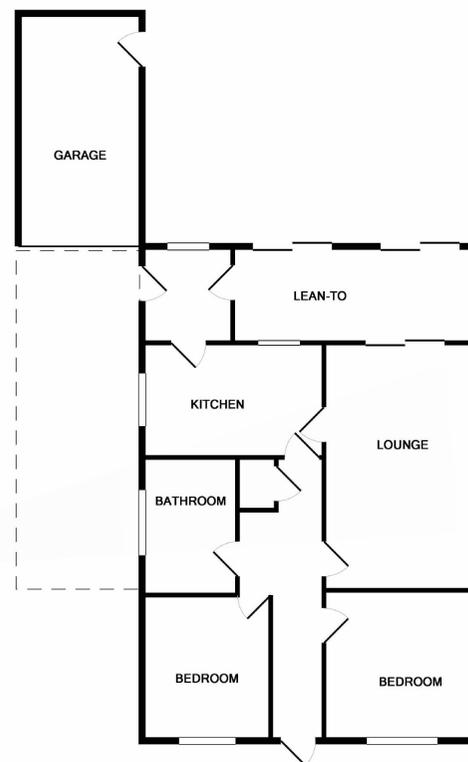
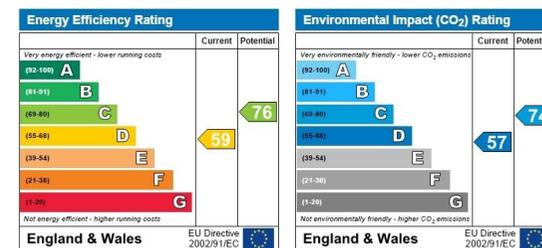
Readings have teamed up with Charity Link, a Leicester based charity which has been supporting local people in poverty, hardship or crisis for nearly 140 years. By choosing Readings to act on your behalf when selling your home, you can also help provide beds, fridges, cookers and other vital items for local people who really need our support.

How it works:

For every property we sell Readings donate £10 to Charity Link. You can choose to match this donation on completion of the sale of your house

(simply tick the appropriate donation box on your contract). With the unique way Charity Link work by accessing grants from charitable trusts available to help those in need, they can turn each donation of £10 in to £50 - all of which goes directly to those who most need it.

With your support we can really make a difference.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016

