



**£169,000**

**Brushfield Avenue, Sileby, Loughborough, LE12 7NX**

- Semi-Detached Property
- Fitted Kitchen
- Three Bedrooms
- Off Road Parking/ Carport
- EPC Rating
- Two Reception Rooms
- Entrance Hallway
- Fitted Bathroom Suite
- Single Garage
- Early Viewing Advised



AN ATTRACTIVE AND WELL APPOINTED three bedroom semi detached property located in the sough after area Sileby served well for the array of shops in the village. The accommodation offers, entrance hallway, open plan lounge through to diner, fitted kitchen, three bedrooms and family bathroom. The property also benefits from an attractive garden with single garage to the rear, carport to the side, GCH, DG and EPC Rating . Early Viewing is at the Agents Highest Recommendations AVAILABLE WITH NO UPWARD CHAIN. Call now to view 0116 275 8222.

#### ENTRANCE HALLWAY

Having fitted meter cupboard housing gas and electric meters and stairs to first floor:

#### LOUNGE

**13'49 x 11'06 (3.96m x 3.51m)**

With radiator and double glazed window to the front aspect:



#### DINING AREA

**12'41 x 7'80 (3.66m x 2.13m)**

With radiator, sliding double glazed doors to the rear aspect and cupboard under the stairs providing storage space:



#### FITTED KITCHEN

**12'31 x 5'99 (3.66m x 1.52m)**

Fitted kitchen comprising white wall base and drawer units, with co-ordinating work surfaces over, stainless steel sink with drainer, integrated gas hob and electric oven with pull over extractor canopy, part tiled splash backs, double glazed window to the side and stable door to the rear:



#### FIRST FLOOR LANDING

Having loft access and access to all rooms:

#### BEDROOM ONE

**11'12 x 8'51 (3.35m x 2.44m )**

With radiator, double glazed window to the front elevation, recess to wall providing store space with rail.



#### BEDROOM TWO

**9'18 x 8'53 (2.74m x 2.44m)**

With radiator, wood style flooring and double glazed window to the rear access:



**BEDROOM THREE**  
**9'18 x 8'53 (2.74m x 2.44m)**

With radiator, wood style flooring and double glazed window to the rear access:



**CARPORT**

Carport to the side aspect:

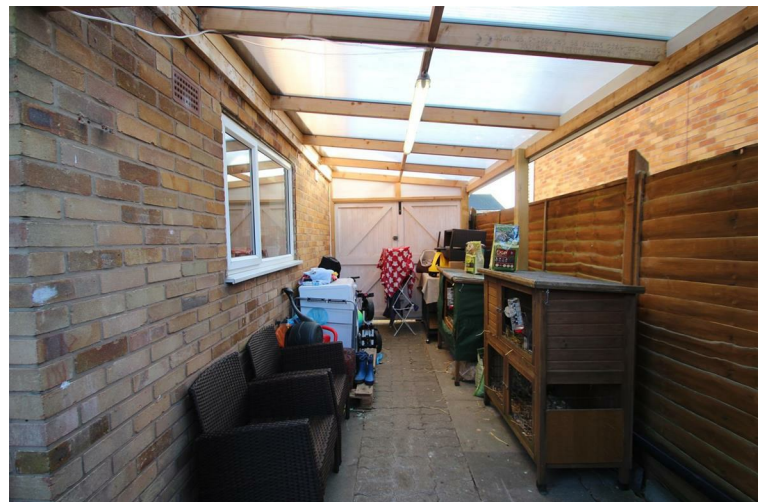


**BATHROOM**  
**6'72 x 5'67 (1.83m x 1.52m)**

Fitted with a white three piece suite comprising paneled bath with electric shower over, pedestal wash hand basin, and low level wc, vinyl flooring, radiator and obscure double glazed window to the side elevation:

**OUTSIDE**

To the rear of the property extends a well maintained garden mainly laid to lawn, with rockery and shrubbery along the boarder, with fenced boundaries:



**SINGLE GARAGE**

The property benefits from a single garage to the rear of the property:

**GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

**MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

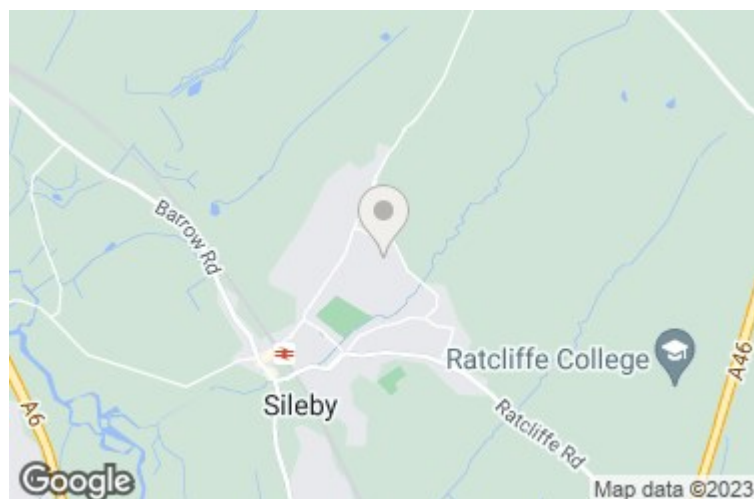
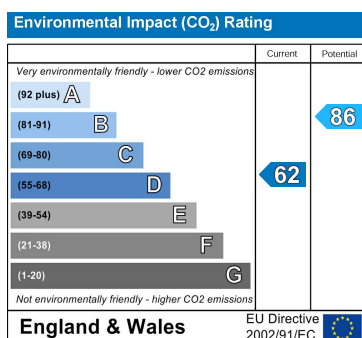
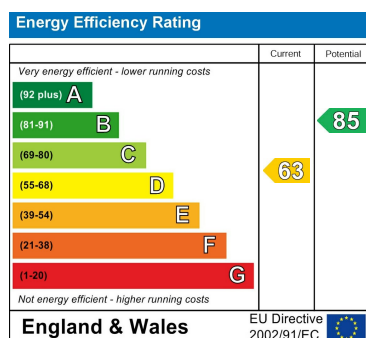
Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm

**FREE VALUATION**

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 275 8338 Email: georginab@barkers1985.co.uk



# Barkers Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

