



REZIDE
GROUP



ASKING PRICE £160,000
PERRY GROVE, LOUGHBOROUGH



Welcome to Perry Grove, a delightful two-bedroom terrace property perfect for first time buyers or investment. Featuring front and rear gardens and off-road parking, two bedroom, a lounge and kitchen this property offers convenience and charm. Perry Grove is conveniently located just off Bainbridge Road in Loughborough with close proximity to the Aldi shopping complex, providing excellent access into town or onto the A6.



Upon entering the property, you are greeted by an entrance hall leading into the lounge. The lounge boasts lush carpets, magnolia painted walls, and a large double-glazed window, bathing the room in sunlight. Moving into the kitchen, you'll find vinyl tile flooring, laminate work surfaces, and ample cupboard and drawer storage space. Equipped with a gas hob, electric oven, and a pantry cupboard, the kitchen also offers access to the rear garden, perfect for enjoying garden views.

Heading upstairs, you'll find two bedrooms and a bathroom. Bedroom one is a spacious double room with built-in wardrobes and a large storage cupboard. Bedroom two, a smaller room, offers versatility as a single bedroom or office space. The bathroom features a three-piece salmon suite with a bath, pedestal sink, and toilet, complete with an electric





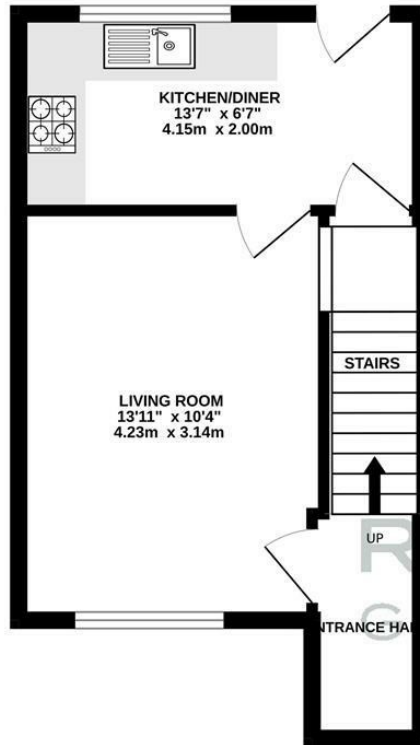


shower and vinyl flooring.

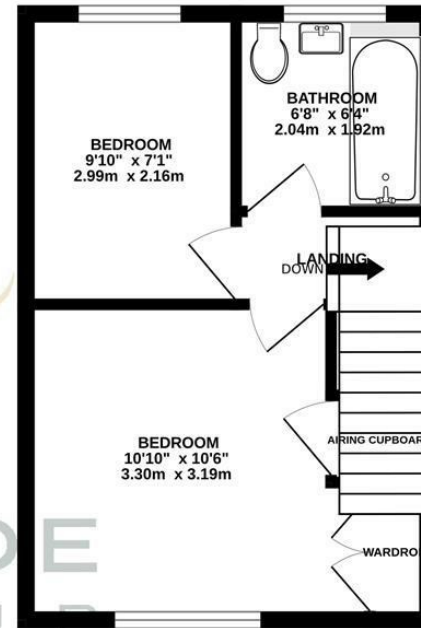
Outside, the rear garden boasts a lawn, flowerbeds, shed, and access gate. At the front, a small garden area with gravel and an established hedge offers privacy and convenience, there is also two parking spaces to the side of the property. Welcome home to Perry Grove!



GROUND FLOOR



1ST FLOOR



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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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