



Station Street, Loughborough, LE11 5EG

welcome to

Station Street, Loughborough

**** FOR SALE **** This modernised three-bedroom terrace residence is approximately half a mile from Loughborough university, ideal for first time buyer or investment opportunity. An internal viewing is recommended.

Entrance

Entrance to the property is via green painted wooden front door.

Lounge

11' 11" x 11' 9" (3.63m x 3.58m)

The living room has a new upvc double glazed window to the front elevation, double-fronted cupboard housing the electricity meter, radiator, decorative coving and ceiling rose, open brick feature fireplace with tiled hearth, painted skirting boards, stripped original door and newly fitted carpet.

Cellar

Located beneath the front lounge with shelving, electric light and power, gas meter and useful storage space.

Dining Room

11' 11" x 11' 10" (3.63m x 3.61m)

The dining room has a new upvc double glazed window to the rear elevation, central heating radiator, decorative coving, painted skirting boards, stripped/stained door and newly fitted carpet.

Kitchen

The kitchen has a new upvc double glazed window to the side elevation, solid flooring, electric and gas cooker point and stainless-steel single-drainer sink with a mixer tap. It has also been updated with a modern feel while remaining sympathetic to the original floor plan. Recycled timber worktops, tiled splashbacks, base cupboards and ample appliance space that provides practical storage space and preparation areas, with space for a fridge freezer.

Ground Floor Bathroom

The bathroom is a white three piece suite comprising a bath with tongue-and-groove splashback, wall-mounted shower and rail, pedestal wash-hand basin and low-flush WC.

Lobby Area

Providing access to the rear of the property and bathroom, radiator and airing cupboard housing a Baxi combi-boiler and washing machine, together with useful pine slatted storage and louvred double doors.

First Floor

First Floor Landing

Newly fitted carpet with access to all first floor rooms and the loft.





Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m)

Double bedroom with a new upvc double glazed window to the front elevation, radiator, decorative coving, original cast-iron feature fireplace and newly fitted carpet.

Bedroom Two

9' 1" x 12' (2.77m x 3.66m)

Double bedroom with a new upvc double glazed window to the rear elevation, a radiator, decorative coving, original cast-iron feature fireplace and newly fitted carpet. Stripped original door leading to a recessed built-in wardrobe with hanging space and loft access.

Bedroom Three

9' 1" x 6' 5" (2.77m x 1.96m)

Bedroom three has a new upvc double glazed window to the rear elevation, a radiator and newly fitted carpet.

Loft

The insulated loft currently provides useful storage space. There is potential to create an additional loft bedroom, with a staircase potentially incorporated through the built in wardrobe area in the area of bedroom 2, subject to all necessary planning permissions and Building Regulations approval.

Outside

Rear Garden

The enclosed rear garden can also be accessed from Oxford Street and includes a raised lawn, small rear patio, central paved pathway, outside lighting and water tap.

The garden has established herbaceous borders and planting, including honeysuckle.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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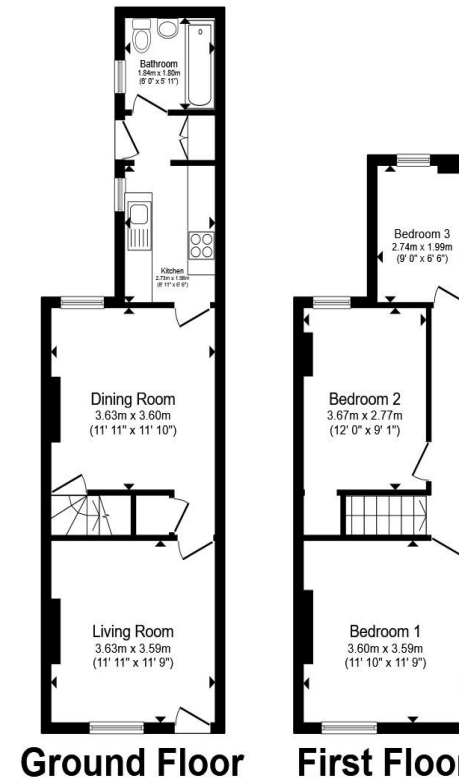
Station Street, Loughborough

- Mid Terraced Property
- Three Bedrooms
- On Street Parking
- Rear Garden
- Close to local amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£200,000



Total floor area 76.3 m² (822 sq.ft.) approx

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.propertybox.io



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