

## Russell Street, Loughborough, LE11 1BH £150,000

A two bedroomed terraced house - presently let out at £742.50 PCM . Tenancy expires October 2024.

Accommodation briefly comprises; Lounge, cellar, Dining room, kitchen and on the first floor, landing two good bedrooms and a bathroom. Outside there is a enclosed good sized rear garden.

Call us today for more information and to book your viewing.

# Russell Street, Loughborough, LE11 1BH

## Lounge

11'9x11'3 (3.58mx3.43m)

Upvc Window and door to the front, central heating radiator.

## Dining Room

11'5x11'4 (3.48mx3.45m)

Upvc double glazed window to the rear and central heating radiator

## Kitchen

9'2x6' (2.79mx1.83m)

Upvc double glazed window to the side and door to the rear, an extensive range of modern fitted cupboards, built in oven and hob.

## Cellar

Offering useful storage space

## First Floor

## Landing

## Bedroom One

12'2x11'2 (3.71mx3.40m)

Upvc double glazed window to the front, central heating radiator and built in cupboard

## Bedroom Two

10'10x7'2 (3.30mx2.18m)

Upvc double glazed window to the rear and central heating radiator

## Bathroom

enjoying a 3 piece suite comprising panelled bath with shower attachment and screen, low level wc, pedestal wash hand basin, Upvc double glazed window to the rear, towel radiator, built in cupboard housing the Volkera central heating boiler.

## Outside

## Rear Garden

Approached via a shared access to a gated entrance, small decked area, further gravelled area shaped lawn area, brick store. The rear garden is fully enclosed

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : A

## Viewings

Please contact Leanne, Louise, David, Jake, Millie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

## Services

Mains water, gas and electricity are available to the property

but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

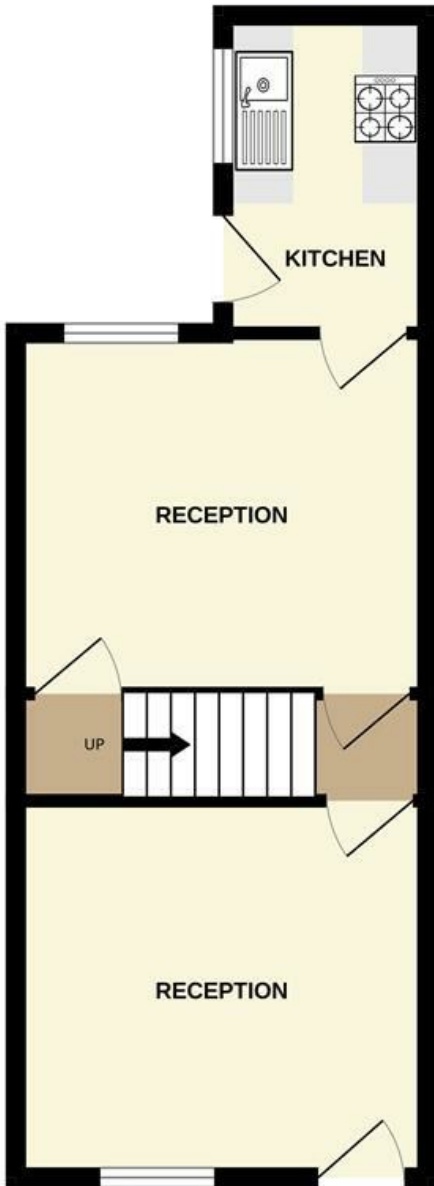
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

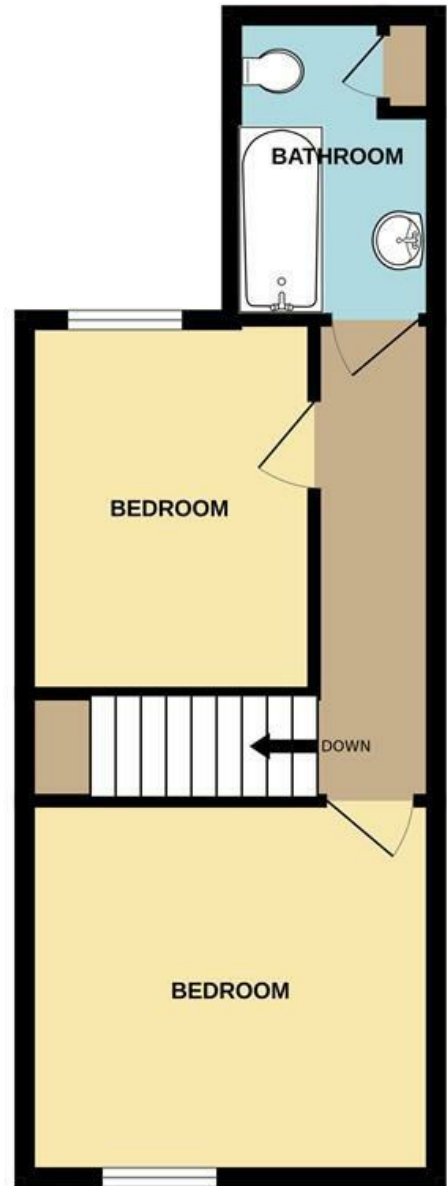
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.



GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	