

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Ratcliffe Road, Loughborough, Leicestershire LE11 1LF £167,500

A two bedroom mid terraced house benefitting gas central heating and UPVC double glazed windows. The property comprises from lounge, dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and a bathroom suite. To the rear there is an enclosed rear garden.

Property comes highly recommended to anybody that wants to live within walking distance of Loughborough train Station, town centre and all local amenities. No chain

Ratcliffe Road, Loughborough, Leicestershire LE11 1LF

Ground Flor

Lounge

11'6 x 12'6 (3.51m x 3.81m)

Having UPVC double glazed window, fireplace, radiator and ceiling light point. Utility meter cupboard.

Dining Room

12'4 x 12'6 (3.76m x 3.81m)

UPVC double glazed window, radiator and ceiling light point.

Kitchen

7'6 x 10'2 (2.29m x 3.10m)

Fully fitted kitchen with a full range of wall and base units, extractor fan and stainless steel sink and drainer. Radiator and space for free standing cooker. Wall mounted Ideal Combi boiler.

First Floor

Stairs / Landing

Radiator light point and access to the loft.

Bedroom One

11'3 x 11'7 (3.43m x 3.53m)

Double glazed window to the front, radiator, light point and feature fireplace.

Bathroom

UPVC double glazed window to the rear elevation, three-piece suite which comprises of low flush WC, wash hand basin, bath with shower attachment. Ceiling light point and radiator.

Bedroom Two

9'4 x 12 (2.84m x 3.66m)

UPVC double glazed window to the rear elevation, radiator, light point, fitted cupboard.

Outside

Low maintenance rear garden, one brick built outhouse and and brick built WC.

Viewings

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

All viewings are by appointment only and following strict current COVID-19 regulations.

Call us today to book your appointment.

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

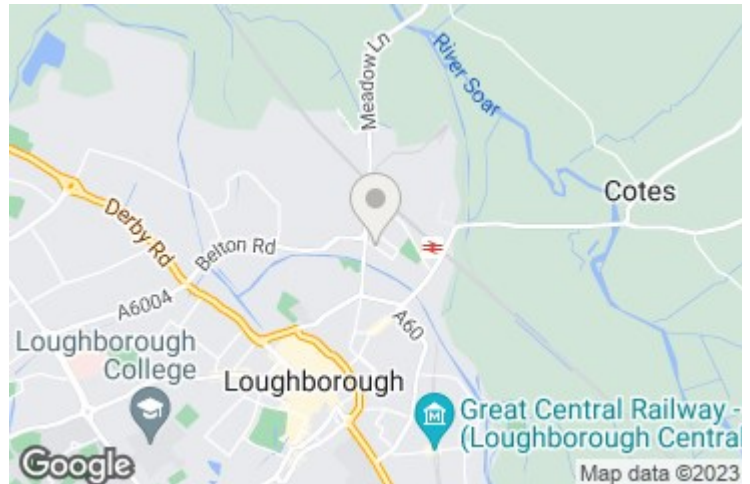
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being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

General Note

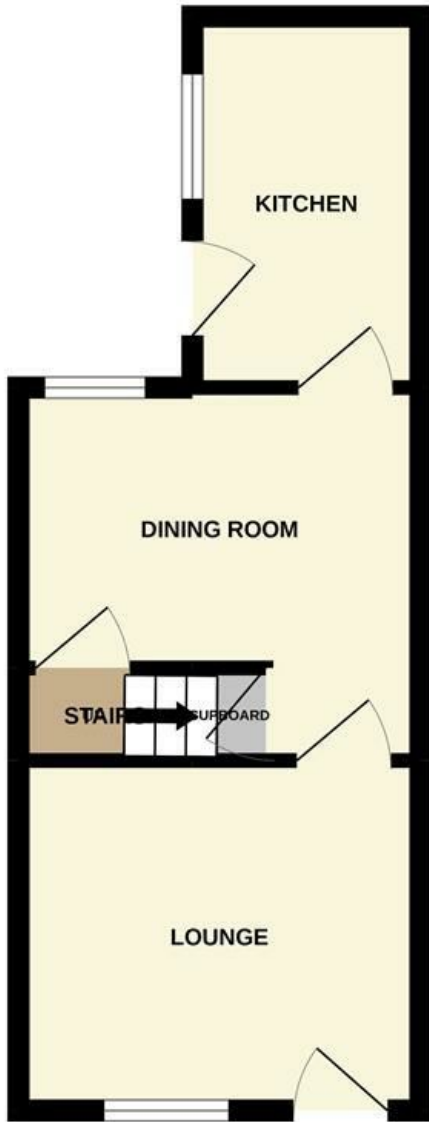
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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



1ST FLOOR



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			88
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	