



NICK HUMPHREYS
SALES · LETTINGS · STUDENT

SINCE 1986

Herrick Road, Loughborough, LE11 2BU
£350,000

Tenure
Freehold

Council Tax Band
Charnwood Borough Council

Council Tax Band : D

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.



TOTAL FLOOR AREA: 1277 sq.ft. (118.3 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and the responsibility is taken for any error or omission on this statement. This plan is for illustrative purposes only and should be used as such for the only purpose intended. The agent's liability does not extend to any other person's liability.
Made with Metaphor CO201

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(0-14) A		
(81-91) B			(15-29) B		
(69-80) C		76	(30-39) C		
(55-68) D			(40-49) D		
(39-54) E		43	(50-59) E		
(21-38) F			(60-69) F		
(1-20) G			(70-79) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		