



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Paget Street, Loughborough, Leicestershire, LE11 5DU**

**£215,000**



## Ground Floor

### Bedroom

11'2" x 10'2" (3.40 x 3.10)

Window and door to the front, laminate flooring, light point and radiator.

### Lounge

11'5" x 10'2" (3.48 x 3.10)

Windows to the rear, light point and laminate flooring. TV, internet and telephone point.

### Kitchen

6'6" x 9'6" (1.98 x 2.90)

Window and door to the side, light point, Lino flooring and radiator. Fitted kitchen with range of wall and base units, inset sink and drainer, plumbing for washing machine, space for fridge freezer and free standing oven. Tiling.

## First Floor

### Stairs / Landing

Having two light points.

### Bedroom

10'5" x 11'5" (3.18 x 3.48)

Having light point, radiator and laminate flooring.

### Bedroom

11'6" x 8'1" (3.51 x 2.46)

Having window to the rear, light point and laminate flooring. Built-in wardrobe.

### Shower Room

With Velux window, laminate flooring, light point and extractor fan. Shower cubicle, low flush WC and wash hand basin. Heated towel rail and airing cupboard.

## Outside

There is an enclosed garden that can be accessed to the side via a shared alley. Part gravel with desked area to the top of the garden.

## Article 4 Consent

The vendor of the property has informed the selling agent Nicholas Humphreys that this property has Article 4 status. However, the purchaser is responsible to confirm this with Charnwood Borough Council or via the vendors Solicitors.

## 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.

## Council Tax Band

Charnwood Borough Council

Council Tax Band : A

## Free 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.

## Hours Of Business

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

## Internal 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.

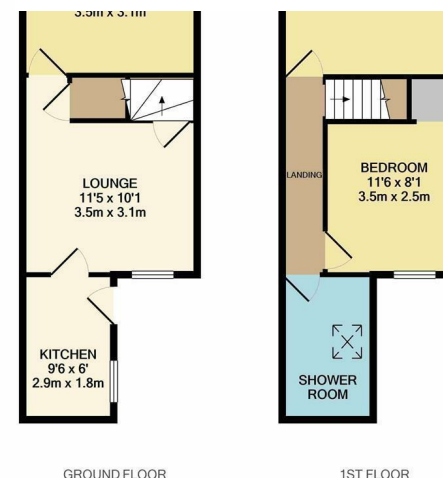
## Money Laundering

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  
representatio



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (94) A		Very environmentally friendly - lower CO <sub>2</sub> emissions 82 (94) A	
81 (91) B		81 (91) B	
80 (90) C		80 (90) C	
79 (89) D		79 (89) D	
78 (88) E		78 (88) E	
77 (87) F		77 (87) F	
76 (86) G		76 (86) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC