

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Hastings Street, Loughborough, LE11 5AX £219,950

Three bedroom end of terraced house with gas central heating, Upvc double glazed, and accommodation over three floors.

Ground floor; Lounge, cellar, dining kitchen, rear hall/ utility, refitted quality shower room,
First Floor; 2 good sized bedrooms, second Floor; attic room/ bedroom.

Outside the house enjoys a part walled rear garden with a sunny aspect and brick store

This lovely property is located within proximity of Loughborough's town centre and many associated facilities.

Viewing strongly advised to appreciate!

Hastings Street, Loughborough, LE11 5AX

Ground Floor

Lounge

Upvc window to the front and door to the front, gas fire and radiator.

Cellar

With power, light and offering a useful storage area

Dining Kitchen

Upvc window to the rear an extensive range of modern fitted cupboards and worktops, tiled floor, radiator, built in oven, gas hob and plumbing for a dishwasher.

Rear Hall /Utility

tiled floor, Upvc door to the side and rear. plumbing for a washing machine and worcester central heating boiler

Shower Room

Large walk in double shower, radiator wash hand basin with fitted cupboards, shaver point, low flush wc and Upvc window to the rear.

First Floor

Landing area.

Bedroom One

Upvc window to the front, radiator, original fireplace and fitted double wardrobes.

Bedroom Two

Upvc window to the rear and radiator.

Second floor

Attic Bedroom

Staircase leading into the centre of the room and sloping ceilings, Upvc window to the side and radiator.

Outside

Rear Garden

Being enclosed with patio area, brick store with water tap, sitting area with flowering and shrub borders.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : TBC

Viewings

Please contact Leanne, Louise, David, Henry, Katie, 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 Nick Humphreys Estate & Letting Agents, 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

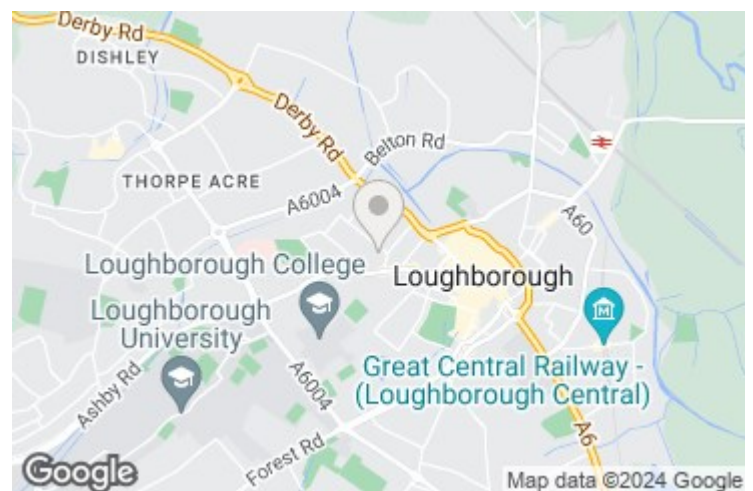
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being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



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