



P Mon - Sat  
8 am - 6 pm  
1 Oct - 31 May  
Permit holders   
or  
1 hour  
No return  
within 1 hour

**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Oxford Street, Loughborough, Leicestershire, LE11 5DP**  
**Guide Price £199,950**

## 11 Oxford Street, Loughborough, Leicestershire, LE11 5DP

Fully refurbished to the highest standards!

Internal viewing is highly recommended to appreciate the exceptional specifications of this terraced property, which is within walking distance of Loughborough town centre and all local amenities. No chain.

The current owner has truly gone the extra mile to make this property a once-in-a-lifetime opportunity for the incoming buyer. Extensive work has been carried out throughout, including a newly fitted bathroom, full redecoration, and new floor coverings. The final specification of this property is truly something to be enjoyed.

The property comprises two reception rooms on the ground floor and a fitted kitchen. On the first floor, there are two double bedrooms and, as previously mentioned, a newly fitted three-piece bathroom suite. The property benefits from central heating, UPVC windows and doors, and a wonderful rear garden with a brick-built outbuilding.

Call our office for more information and to arrange your appointment to view this property. Internal viewing is highly recommended.



## **Tenure**

Freehold

## **Council Tax Band**

Charnwood Borough Council

Council Tax Band : Your property is in Council Tax Band A.

## **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](mailto: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**

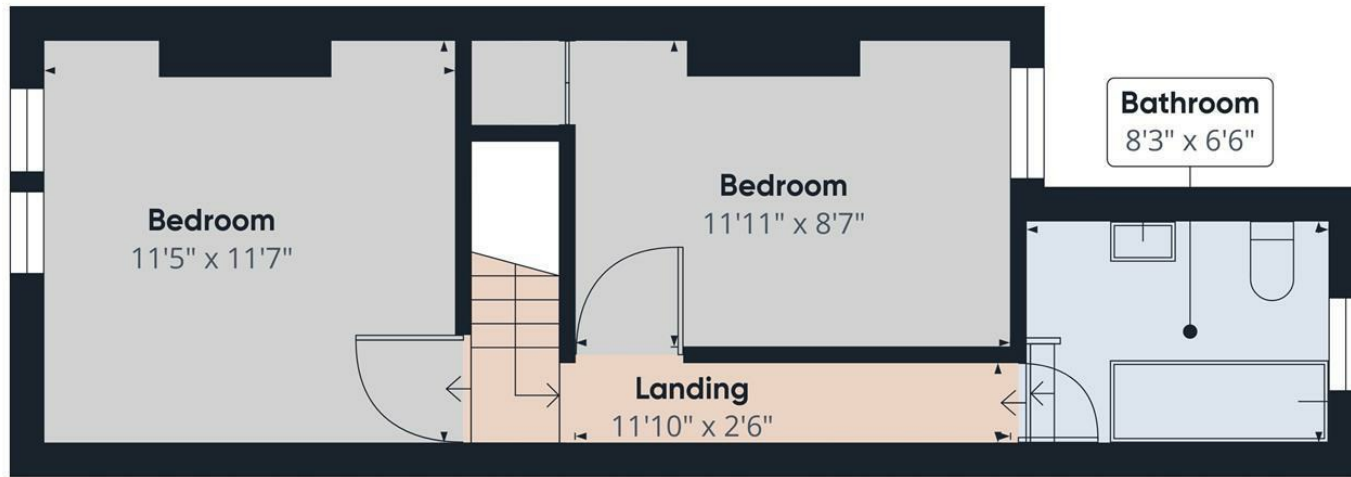
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
678.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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