

Holdings

A Modern Estate Agent



55 Burder Street
, Loughborough, LE11 1JH

Offers in excess of £175,000



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A fantastic opportunity for any investor or first time buyer to purchase a well sized two double bedroom property in a popular residential location close to the town centre and within walking distance to the train station. The property comprises of lounge, dining room, dining kitchen, and a utility room. The first floor has two double sized bedrooms and a large family bathroom. To the outside there is a good sized rear garden perfect for family/friends entertainment! NO UPWARD CHAIN.

Upon entering the property via the Lounge this makes a great space for all the family to enjoy and leads onto the Dining Room. The Dining Room provides further living space and has a window to rear elevation, understairs storage cupboard, access to the kitchen and stairwell rising to first floor. Leading from here is the kitchen which has been fitted with a range of modern units, inset sink and drainer, integrated oven and hob, integrated fridge / freezer, integrated dishwasher and door to rear garden. Completing the ground floor accommodation is a utility room which has space and plumbing for a washing machine.

Ascend onto the first floor and you will find two double sized bedrooms and the family bathroom.

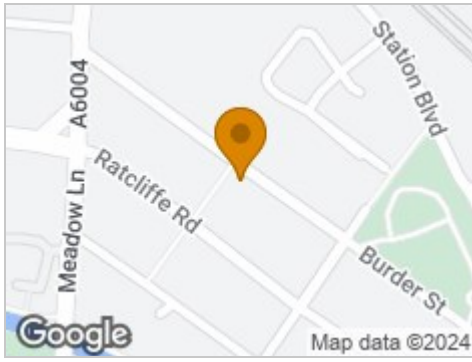
To the outside is a sunny aspect rear garden which has a patio area and is a low maintenance space to enjoy the summer months in!

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:



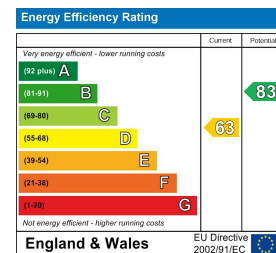
Burder Street, Loughborough
Internal square footage: 893 sq.ft

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Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.