

# Holdings

A Modern Estate Agent



26 Curzon Street  
, Loughborough, LE11 3BQ

£153,000



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£153,000



Guide Price £160,000 \* Plus 5% Buyers Premium + VAT

For sale by unconditional online auction on DATE UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

A u c t i o n -  
<https://birmingham.townandcountrypropertyauctions.co.uk/lot/124656>

This beautifully maintained Victorian terrace house is perfectly situated on a peaceful road, close to the town center and Queens Park. It offers a serene retreat for those who desire convenience to town amenities without the usual hustle and bustle. NO UPWARD CHAIN.

The property boasts a spacious living room with a large bay window and light decor, providing a comfortable space to relax. The dining room, with its tall ceilings and bright ambiance, serves as the heart of the home and connects seamlessly to the well-equipped kitchen. The kitchen features a range of base and eye level units, inset sink and drainer, door to rear garden and space for appliances.

Upstairs, the accommodation includes three double

bedrooms, each with its own unique charm. The master bedroom is generously sized, overlooking the front of the property and featuring contemporary decor while retaining original features. Bedroom two offers a pleasant view of the rear garden and includes a convenient cupboard over the stairs. Bedroom three, though smaller, provides a cozy space at the back of the house.

The bathroom is stylishly appointed with a three-piece suite, including a shower over the bath, toilet, wash hand basin, and a heated towel rail. Smart tiling completes the sleek look of the space.

Outside this well-maintained rear garden is both practical and attractive, offering a patio, lawn, and flower beds. Mature trees provide a sense of seclusion, and convenient side access makes it easy to secure bikes. On-street parking is available for added convenience.

### 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:**

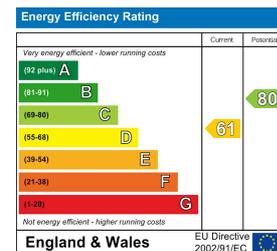
**Curzon Street, Loughborough**  
Internal Square Footage: 883 sq.ft

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## Viewing

Please contact our Holders - 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.