

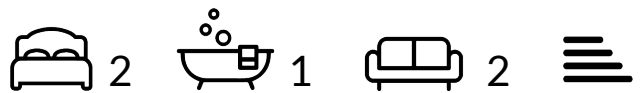
# Holdere

A Modern Estate Agent



43 Ratcliffe Road  
, Loughborough, LE11 1LF

£175,000



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In brief comprising; entrance hallway, dining room, lounge, kitchen, utility room, w/c. To the first floor, two double bedrooms and a stylish bathroom. Outside, to the rear is a privately enclosed garden. Ideally located close to Loughborough town centre, the property is within easy reach of the towns amenities including shops, restaurants, well regarded schools and the train station. Nearby road links provide access to the industry centres. A fantastic first time buy or investment purchase.

Upon entering the property via the spacious entrance hallway this provides access onto the living accommodation and stairwell rising to first floor. The Lounge makes a great space for all the family to enjoy and has large windows to front elevation. The Dining Room provides further living space and has a window to rear elevation and access to the kitchen.

Leading from here is the kitchen which has been fitted with a range of base and eye level units and door to utility room and w/c.

Ascend onto the first floor and you will find two double bedrooms. The bathroom has been refitted with a stylish suite to include; bath with shower over, low flush w.c and wash hand basin.

To the outside is a sunny aspect rear garden which has a patio area with side gated access.

## 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.

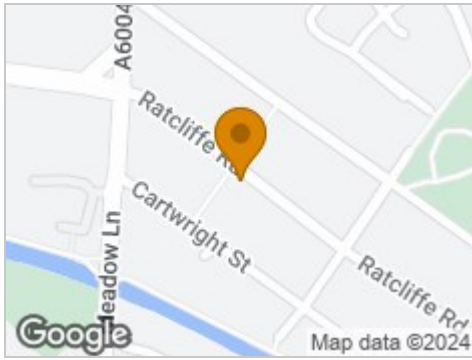
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.



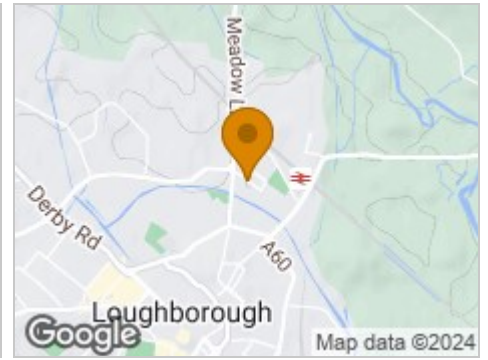
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor:**

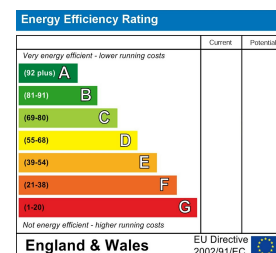
**Ratcliffe Road, Loughborough**  
Internal Square Footage: 1027 sq.ft

**Holdings**  
A Modern Estate Agent

## 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.