

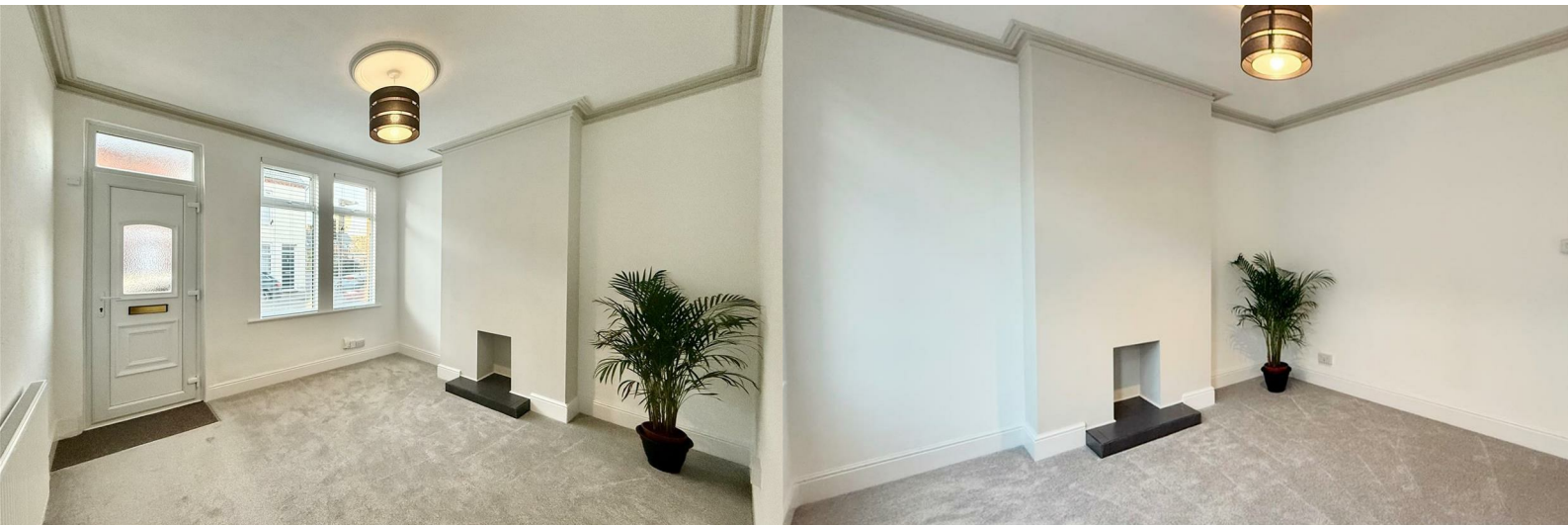
# Holders

A Modern Estate Agent



11 Oxford Street  
, Loughborough, LE11 5DP

£199,950





# 11 Oxford Street

, Loughborough, LE11 5DP

£199,950



We highly encourage potential buyers to arrange an internal viewing to fully appreciate the outstanding features and meticulous specifications of this terraced property, ideally situated within a short walking distance of Loughborough town centre and a wide array of local amenities. This property is offered with no onward chain, making it an attractive option for those looking to move quickly.

Significant renovations have been undertaken throughout the home, ensuring it is ready for immediate occupancy. Notable updates include a newly fitted contemporary bathroom, extensive redecoration in a stylish and neutral palette, and brand new floor coverings that enhance the overall aesthetic and comfort of the living spaces. The final specification of this property is truly exceptional and is sure to impress.

The ground floor features two inviting reception rooms that provide versatile spaces for both relaxation and entertainment. These rooms are filled with natural light, creating a warm and welcoming atmosphere. Adjacent to the reception areas is a well-appointed fitted kitchen with ample storage.

On the first floor, you will find two generously sized double bedrooms, both offering plenty of space for furnishings and personal touches. Complementing these bedrooms is a newly installed three-piece bathroom suite, designed with both style and functionality in mind.

Additional benefits of this property include efficient central heating, ensuring warmth and comfort throughout the year, as well as UPVC windows and doors that enhance both energy efficiency and security. Outside, the property boasts a charming rear garden, perfect for outdoor relaxation or entertaining, along with a brick-built outbuilding that offers additional storage or potential for a workshop.

## 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

First Floor:

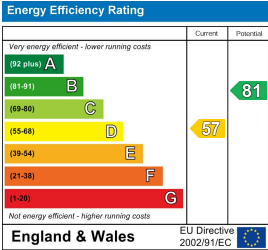
**Oxford Street, Loughborough**  
Internal Square Footage: 678 sq.ft

**Holders**  
A Modern Estate Agent

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 firms employment has the authority to make or give any representation or warranty in respect of the property.