

Holderr

A Modern Estate Agent



50 The Romans, Loughborough, LE12 7EH
£205,000

Offered with no upward chain and being newly renovated throughout, this two bedroomed semi detached home offers off road parking with front and rear gardens and modern UPVC double glazing and gas central heating with the accommodation comprising fitted kitchen, lounge/diner, two bedrooms and bathroom. A popular location within walking distance of the village centre, bus and travel routes. Ideal first time buy or potential buy to let opportunity.

A contemporary front door leads into the kitchen.

The modern kitchen has been newly fitted and features solid oak work surfaces on both sides, fitted base units, space for a fridge freezer, a range cooker and extractor, and space for a washing machine. There is a window overlooking the front of the property. Moving through into the spacious lounge, you will find ample space for seating and dining, solid oak herringbone flooring with plentiful light coming through thanks to dual aspect windows to side and rear elevation. There is a focal log burning stove with brick surround making a great feature to this room. A spiral staircase in the lounge leads upstairs.

Leading off from the landing upstairs, you'll find the master bedroom, which features new carpets, a generous-sized window allowing plenty of natural light, tasteful wall coverings, and a fitted storage cupboard. The bathroom has been newly fitted and is complete with a walk in shower, low flush w/c and wash hand basin.. Bedroom number two is a further bedroom with the same new carpets and a window overlooking the rear of the property..

The rear garden is fenced to the boundaries, laid to lawn and measures approximately 11.7m x 3.87m and has a sunny aspect. There is gravel and paving to the immediate rear with a side aspect gate leading to a parking area for two cars to the side of the property.

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.

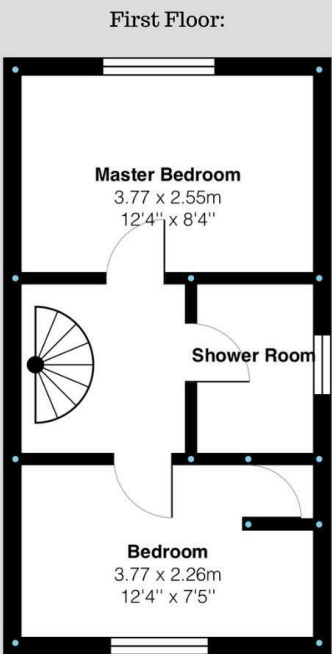
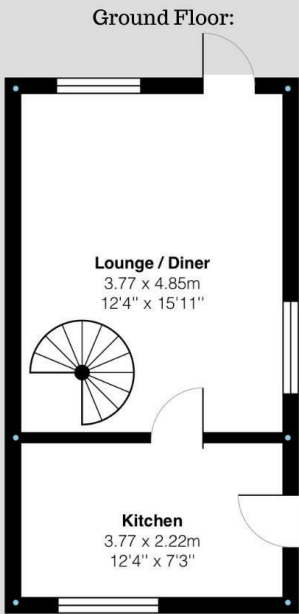
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

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Floor Plan



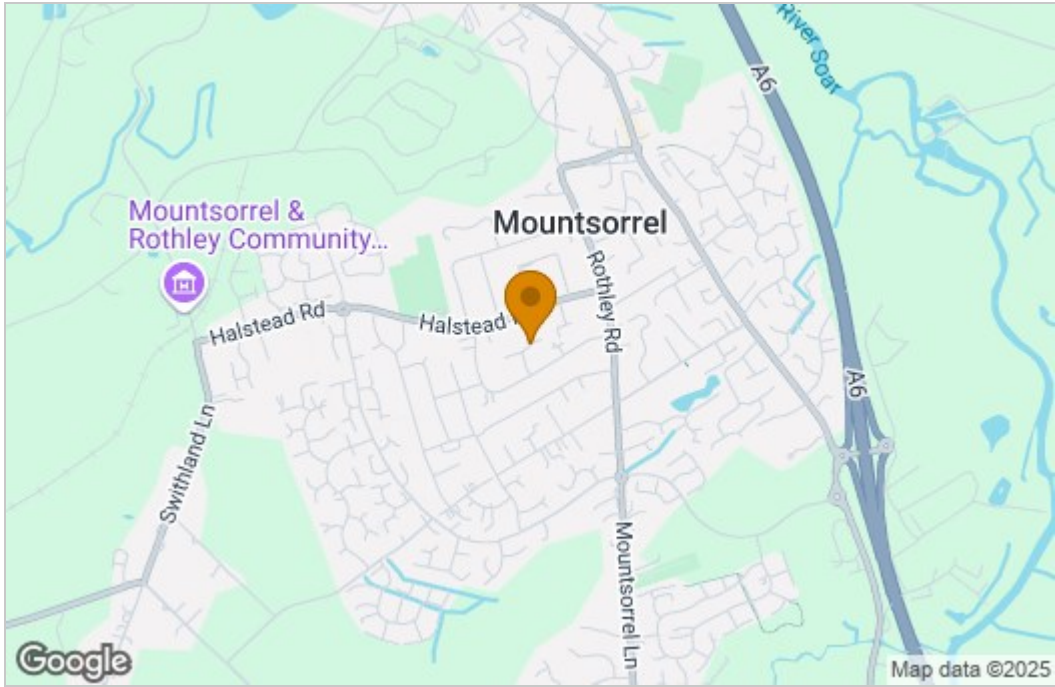
The Romans, Mountsorrel
Internal Square Footage: 582 sq.ft



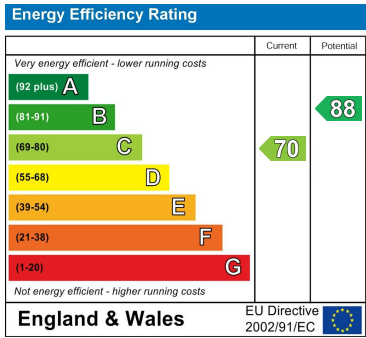
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Area Map



Energy Efficiency Graph



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