

# Holderr

A Modern Estate Agent



116 Ratcliffe Road, Loughborough, LE11 1LH

Offers over £160,000

Holderr Estate Agents are delighted to bring to market this charming two bedroom mid terrace in Loughborough. The property is ideally located on the edge of the town in close proximity to the train station. In brief the accommodation offers two reception rooms, fitted kitchen, two double bedrooms, four piece bathroom and garden to the rear.

## Summary

Upon entering the property via the front door you arrive in the dining room. This is the first of two reception rooms in the property, it is currently set up as a dining room and it has enough space for a dining set and the associated furniture. There are two windows to the front elevation and door leading to the secondary reception room.

The lounge is situated at the rear of the property, it too is of good proportions offering enough space for a comfortable sofa suite and set up. There is a window to the rear elevation and door to the kitchen as well as useful under the stairs storage cupboard.

The kitchen is fitted with a matching range of wall and base units with countertops above. There is an inset sink and drainer, integrated oven and gas hob with extractor over, under counter space and plumbing for both a washing machine and dishwasher. To the side elevation there is a window and door taking you out to the garden.

Ascending upstairs you arrive on the landing. This provides access to both bedrooms and the family bathroom.

The main bedroom is situated at the front of the property with two windows to the front elevation, it is a great sized double room.

Bedroom two is situated at the rear of the property, it too is a well proportioned double room with a window overlooking the garden.

The family bathroom is large and fitted with a four piece suite comprising corner shower cubicle, bath, low flush w.c., pedestal wash hand basin and frosted window to the rear elevation.

To the outside is low maintenance walled garden paved throughout. There is also a useful outdoor store, to the front of the property there is on street parking.

## 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.

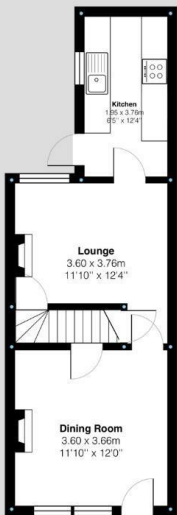
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

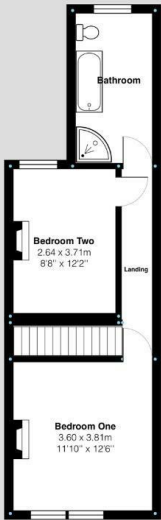


Floor Plan

Ground Floor



First Floor



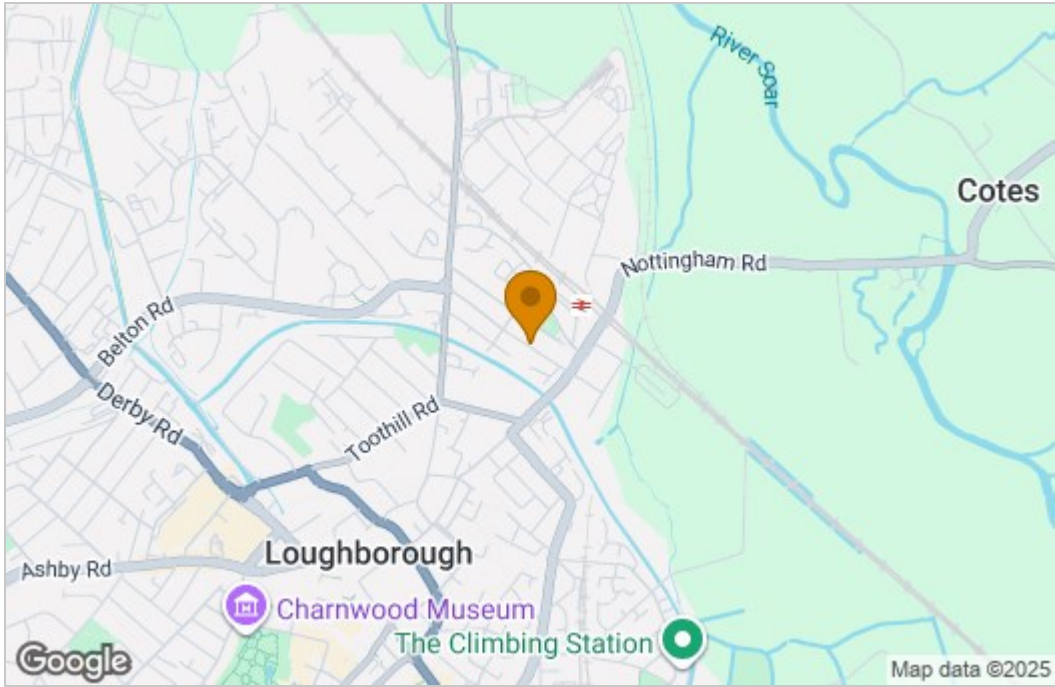
Ratcliffe Road, Loughborough  
Internal Square Footage: Approx 828 sq.ft

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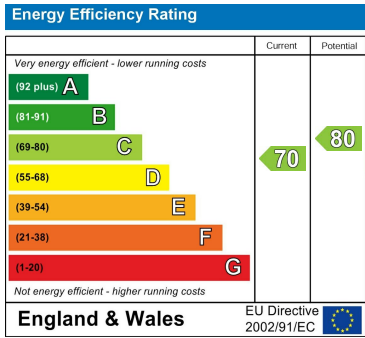
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Area Map



Energy Efficiency Graph



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