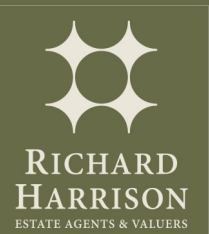




Goods Yard Close | Loughborough | LE11 5EB

Asking price £239,950





Goods Yard Close |  
Loughborough | LE11 5EB  
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Offering excellent value for money, this three storey 4 bedroom property is set in this ever popular and much sought after part of Loughborough close to the University and Town Centre. The property offers deceptive and flexible accommodation which is gas centrally heated and double glazed, with single garage in a coach house block to the rear. This property would suit families, couples or parents looking to purchase property for their children at University. Accommodation comprises Hallway, W/c, Utility Room, Living Room/Kitchen, 4 Bedrooms, En-suite and Shower Room. Outside is a low maintenance courtyard style garden and pathway to a Single Garage. No Upward Chain.

Modern Mid Town House	Close to University
Walking Distance to Town Centre	Four Bedrooms
Bathroom and En-Suite	Utility Room and W/C
Large Living Room	Low Maintenance Garden
Single Garage	Parking Space

#### Entrance Hall

A spacious Entrance Hall with tiled floor and stairs to the first floor.

#### W/c

With a low level flush W/c, wash hand basin, tiled floor and window to the front

#### Utility Room

Fitted with a range of storage units, sink, window to the front and a wall mounted GCH boiler.





*"An ideal property for easy access to the Town Centre and University"*



### **Living Room**

A wonderful open plan Living Room with Kitchen Area along with Living/Dining area overlooking the garden through French doors. There is a useful under stairs store cupboard and high quality laminate floor covering.

### **Kitchen Area**

The working area of the Kitchen has a range of contemporary wall and base units finished in a high gloss laminate frontage with contrasting rolled edge worktops. There is a sink unit and flexi-mixer tap, built in dishwasher, electric oven, hob and extractor.

### **First Floor Landing**

With staircase to the second floor and access to -

### **Bedroom 1**

A spacious double bedroom with fitted wardrobe, window to the rear and access to the En-suite.

### **En-suite**

Fitted with a white three piece suite comprising low level flush W/c, wash hand basin and shower cubicle with mixer shower.

### **Bedroom 2**

Offering ample space for double bed and having two windows to the front along with built in wardrobe.

### **Second Floor Landing**

With access to -

### **Bedroom 3**

A large double bedroom with airing cupboard, window to the front and space for double bed.

### **Bedroom 4**

A single bedroom with skylight window to the rear.

### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, W/c and wash hand basin. There is tiled flooring and a skylight window to the rear.









### Outside

With a low maintenance garden comprising faux grass and pathway leading to the rear gate which in turn leads to an enclosed courtyard. The property owns a single garage in a Coach House style property and the single off road parking space in front of it. There is the usual 'peppercorn rent' arrangement to the Coach House noted on the deeds. Your conveyancing solicitor will explain the detail around this.

### The Area

The property is set in a residential area synonymous with easy access to the University and Town Centre, making it popular with Students and young professionals. The Paget Arms pub is around the corner, as is Cumberland Park recreational area. The town centre offers an array of local independent shops and facilities along with national chain stores and public transport, including the train station with its direct link to London St Pancras in under 1hr 40mins.

### Extra Information

The property is in an area covered by Article 4 and additional licensing for HMO's. This property does not have planning consent for C4 use.

There is an annual maintenance charge for the private road which was £271.18 for 2024.

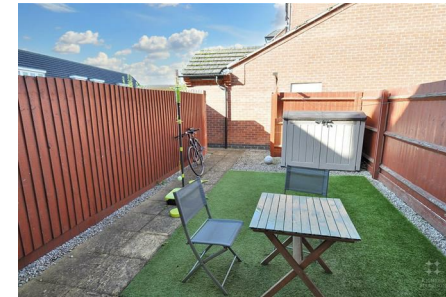
To check the Internet and Mobile coverage you can use the following link:

<https://checker.ofcom.org.uk/en/gb/broadband-coverage>

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



*"Offering flexible and deceptive space"*

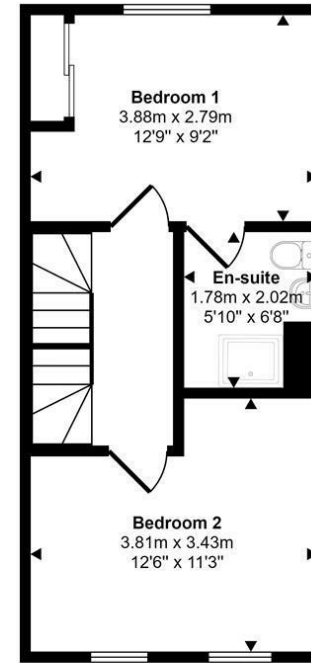




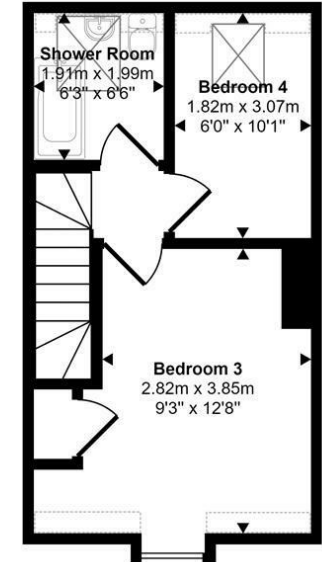
Approx Gross Internal Area  
94 sq m / 1016 sq ft



Ground Floor  
Approx 34 sq m / 366 sq ft



First Floor  
Approx 33 sq m / 356 sq ft



Second Floor  
Approx 27 sq m / 295 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		75	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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