



Howard Street | | Loughborough | LE11 1PD

Asking price £179,950



**RICHARD  
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ESTATE AGENTS & VALUERS



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Offering an ideal First Time Buy or Investment, this spacious Bay fronted mid terraced property is set within easy walking distance to the town centre and train station, with its direct link to London St. Pancras. The house offers Upvc double glazing and Gas heating, there are two reception rooms and a large kitchen, two bedrooms and a bathroom, there is an enclosed garden to the rear. The property is currently let, and will be offered with vacant possession upon completion.

- Bay Fronted Terraced House
- Popular Location
- Walking Distance to Town
- Easy Access to Train Station
- Two Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Permit On Street Parking
- GCH and Upvc DG
- No Chain

#### Lounge

A large room with square bay window to the front, ceiling coving and a feature fireplace.

#### Dining Room

With window to the rear, understairs cupboard and Staircase to the first floor.

#### Kitchen

Fitted with a range of wall and floor mounted units, space for appliances and window and door to the side.

#### Landing

with access to -





"An ideal First Time  
Buy or Investment"



#### Bedroom 1

A large double bedroom with window to the front.

#### Bedroom 2

A spacious double bedroom with window to the rear.

#### Bathroom

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

#### Outside

There is a small palisaded front garden, shared side access passage, enclosed rear garden with shed and greenhouse.

#### The Area

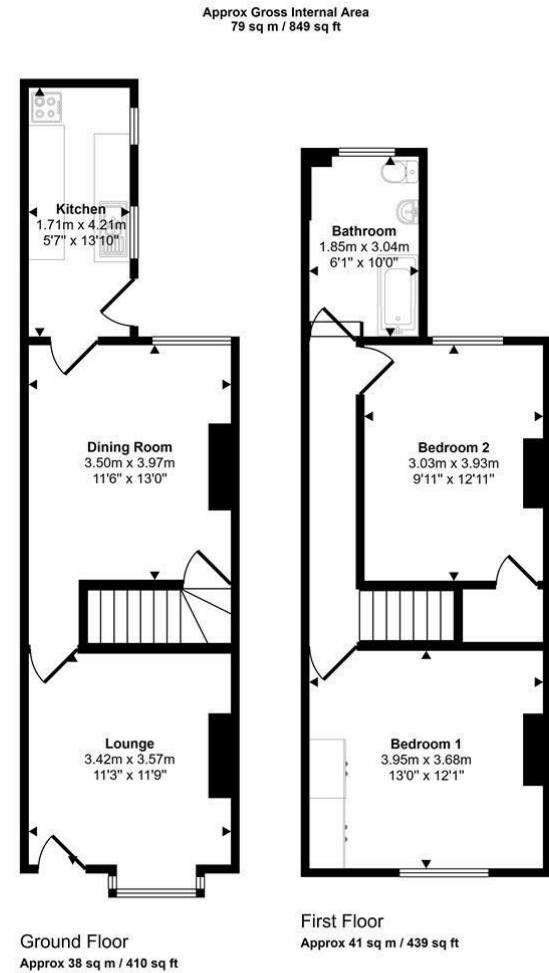
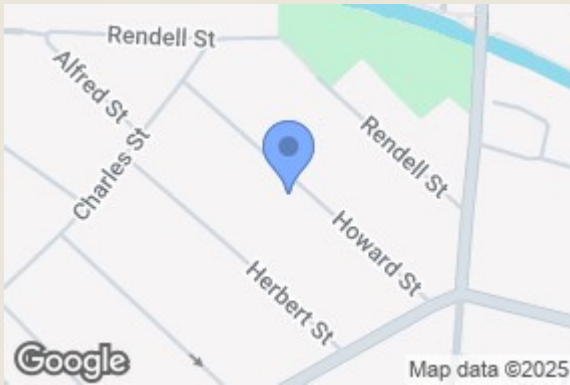
The property sits in a position only 5 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 15 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 25 min walk away.

#### Extra Information

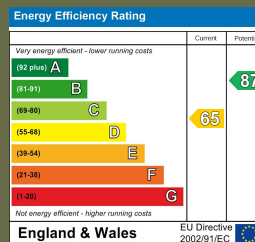
To check the Internet and Mobile coverage you can use the following link:

[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

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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.



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