



Grange Street | Loughborough | LE11 1QG

Guide price £199,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Situated in a popular location close to the Town Centre, Train Station and Loughborough University, this bay fronted two bedroom terraced property is offered with No Chain. The accommodation offers GCH and Upvc DG, with hallway, two reception rooms, two large double bedrooms, bathroom and rear garden. There is permit on street parking and all set within walking distance to numerous amenities. The property is currently let at £680pcm on a rolling contract.

- Bay Fronted Terrace
- Two Large Double Bedrooms
- Two Reception Rooms
- Entrance Hallway
- Enclosed Rear Garden
- Town Centre Position
- Close to Local Amenities
- Near to Loughborough Uni
- Close to Loughborough Train Station
- No Upward Chain

Entrance Hall

With Upvc front door and staircase rising to the first floor.

Lounge

A spacious room with bay window to the front.

Dining Room

A large room with window to the rear and access to -

Kitchen

Fitted with a range of wall and base mounted units, worktops, sink and space for appliances. There is a wall mounted gas central heating boiler, window and door to the side.

First Floor Landing

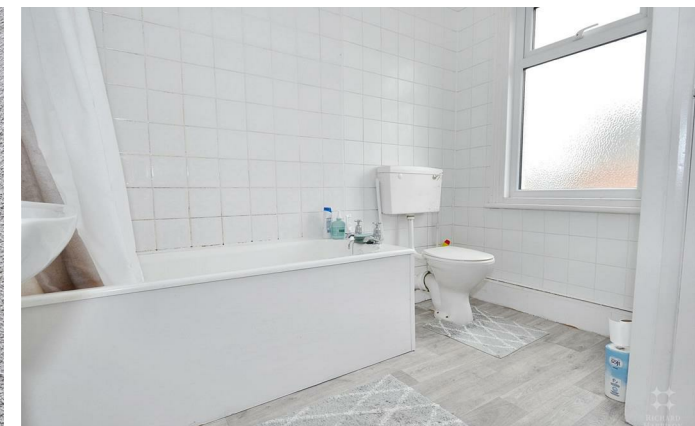
A spacious landing with access to all rooms.

Bedroom 1

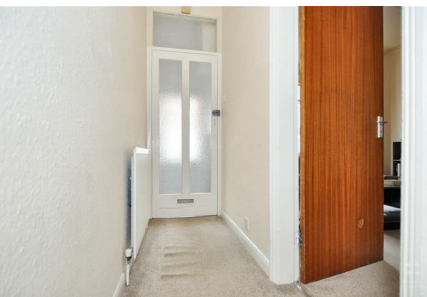
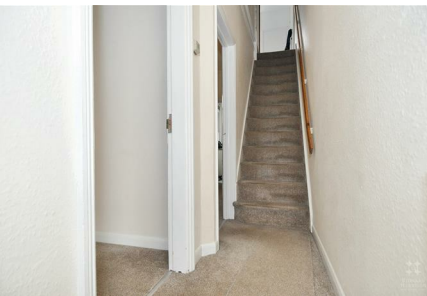
a particularly large room with two windows to the front elevation.

Bedroom 2

A spacious double bedroom with window to the rear.



"Set in a popular area for Buy-2-Let and FTB's"



Bathroom

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

Outside

The property has a small palisaded front garden, shared access around a neighbouring property to reach the back garden. no other property has a right of access through the garden of this property for sale. There is a low maintenance paved rear garden.

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.

Additional Licensing Area

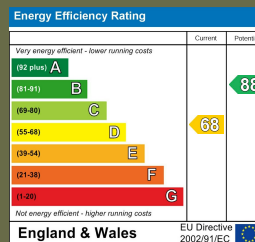
The property is in an area covered by Article 4 and additional licensing for HMO's. This property does not have planning consent for C4 use. The property is in a Selective Licensing Area. More information can be found on the Charnwood Borough Council website.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - 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>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



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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