



Stanford Hill, Loughborough

welcome to

Stanford Hill, Loughborough

A one bedroom mid terrace property PERFECT for a first time buyer/investor!! The property comprises of entrance porch, open plan kitchen/lounge with stairs rising to the first floor comprising of a landing, one well-proportioned bedroom, bathroom and private enclosed rear garden & off road parking!

Entrance Porch

Entering the property through the front door leads you straight into a porch area which has a door to the kitchen/lounge area and another door that opens to a storage cupboard.

Open Plan Kitchen/lounge

17' 4" x 11' 8" (5.28m x 3.56m)

Kitchen

The kitchen has wooden flooring, a range of wall and base units, stainless steel sink/drainers with a swan neck tap, partly tiled walls, plumbing for a washing machine, space for a freestanding cooker and fridge, extractor fan above. Additionally, there is a double glazed window to the front elevation and a boiler which is housed in the kitchen.

Lounge

The lounge has wooden flooring which carries on from the kitchen area, patio doors that lead out to the rear garden, an electric feature fire place and has stairs rising up to the first floor accommodation.

Landing

The stairs has a unique feature port hole window with a loft hatch and a storage space by the airing cupboard.

Bedroom One

8' 11" x 11' 4" (2.72m x 3.45m)

Bedroom one has carpeted flooring, radiator, double glazed window to the rear elevation and a door that opens to a storage cupboard.

Bathroom

The bathroom has partly tiled walls and laminated flooring. The bathroom has a three piece suite comprising of low level w/c, bath with electric shower over and a wash hand basin which has tiled splashbacks and a frosted double glazed window to the front elevation.

Outside

To the front of the property there is a range of mature trees and an outhouse building perfect for storage space.

To the rear there is a decking area, a timber shed, pathway which leads to a gate at the rear, stoned area which has a range of mature trees and shrubs and it is fenced and enclosed to the boundaries. Additionally, there is off road parking available.





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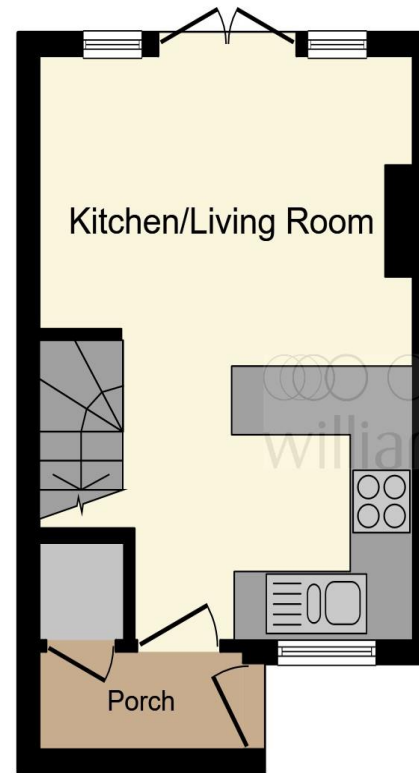
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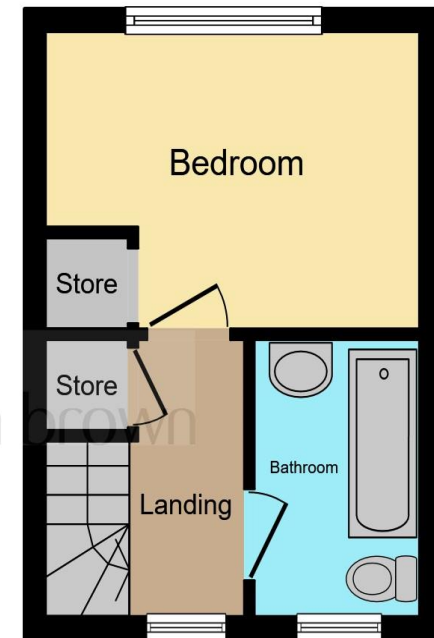
- One bedroom mid terrace property
- Fantastic first time buyer/investment opportunity
- Off road parking
- Private enclosed rear garden
- Close to amenities & Loughborough train station

Tenure: Freehold EPC Rating: D

£129,950



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH111984 - 0004

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