



Mill Lane, Loughborough

welcome to

Mill Lane, Loughborough

The vendor has been in receipt of an offer of £73,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Hallway

Entering the property through the front door leads you into the hallway with doors to the lounge, kitchen, bedroom and bathroom.

Lounge

9' 2" x 16' 4" (2.79m x 4.98m)

The lounge has a double-glazed window to the front elevation, wood laminate flooring and a wall mounted electric heater.

Kitchen

7' 3" x 13' 4" (2.21m x 4.06m)

The kitchen has wall and base units, plumbing for a washing machine, integrated cooker with electric hob and cooker hood over, space for a fridge, stainless steel sink drainer, tiled flooring, part tiled walls, double glazed window to the rear elevation, wall mounted electric heater.

Bedroom

13' 7" x 7' 4" (4.14m x 2.24m)

The bedroom has wood laminate flooring, wall mounted electric heater and a double-glazed window to the front elevation.

Bathroom

The bathroom has a three-piece suite comprising low level w/c, wash hand basin and a bath with shower over. There is a frosted window to the rear elevation, tiled walls and a chrome heated towel rail.

Outside

There is an allocated parking space in the communal car park.





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welcome to

Mill Lane, Loughborough

- GROUND FLOOR MAISONNETTE
- ONE BEDROOM
- LOUNGE
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



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:
LBH113545 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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