



**Victoria Street, LOUGHBOROUGH**

**welcome to**

## **Victoria Street, LOUGHBOROUGH**

CALLING ALL FIRST TIME BUYERS AND INVESTORS! A superb TWO DOUBLE bedroom split level maisonette close to Loughborough town centre, in brief Porch, hall, fitted kitchen, lounge/diner, two bedrooms and refitted bathroom. off road parking and no chain! CALL NOW TO ARRANGE A VIEWING!

### **Entrance**

The property is positioned on the first floor and is entered via a UPVC double glazed front door into a porch. The porch has a useful built in storage cupboard which also houses the meters and has an internal door to the hallway. The hall has stairs leading to the second floor, and doors off to all first floor rooms.

### **Kitchen**

7' 11" x 9' 4" ( 2.41m x 2.84m )

The kitchen is fitted with a comprehensive range of base and wall units with work surfaces over, inset gas hob with extractor hood over and oven, single sink with drainer, mixer tap and tiled splash backs, space and plumbing for washing machine, space for fridge and a upvc double glazed window to the front.

### **Lounge**

14' 9" max x 14' 6" max ( 4.50m max x 4.42m max )

A light and airy room with a lovely aspect over a green area to the front, there is a space for a dining table, double radiator, upvc double glazed window to the front and television aerial point.

### **Bedroom One**

14' 9" x 9' 9" ( 4.50m x 2.97m )

The main bedroom has a upvc double glazed window over looking the front elevation and a radiator.

### **Bedroom Two**

14' 10" x 9' 2" ( 4.52m x 2.79m )

Bedroom two has a upvc double glazed window to the rear, radiator.

### **Outside**

Outside there is a secure brick outhouse store, communal drying / social area and a parking space in nearby block.





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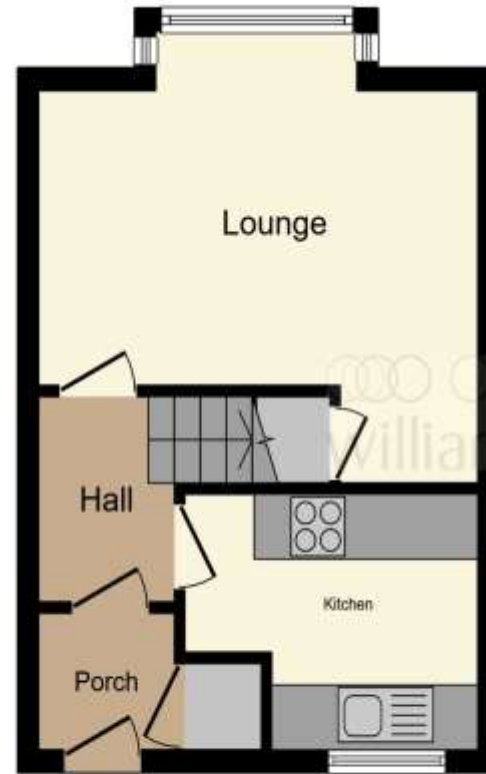
welcome to

## Victoria Street, LOUGHBOROUGH

- DUPLEX MAISONETTE
- TWO DOUBLE BEDROOMS
- REFITTED SHOWER ROOM
- OFF ROAD PARKING
- 

Tenure: Leasehold EPC Rating: C

**£115,000**



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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This is a Leasehold property with details as follows; Term of Lease 116 years from 19 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

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.



Property Ref:  
LBH113945 - 0005

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