



Towles Mill Queens Road, Loughborough

welcome to

Towles Mill Queens Road, Loughborough

Ideal investment opportunity positioned close to the centre of Loughborough. This spacious six double bedroom home is available to the market with NO UPWARD CHAIN. Call today to arrange your viewing!

Agents Note

William H Brown are now in receipt of an offer for the sum of £190,000 for 1 Towles Mill, Queens Road, Loughborough, LE11 1GG.

Anyone wishing to place an offer on the property should contact William H Brown, 22-23 Swan Street, Loughborough, LE11 5BL, 01509214686 before exchange of contracts.

Entrance

Entered via the front door into communal hallway with door to living room, kitchen and stairs rising to the first floor

Living Room

15' 2" x 9' 7" (4.62m x 2.92m)

Living room has windows to the front, a radiator and carpets.

Kitchen

16' 2" x 11' 3" (4.93m x 3.43m)

A range of wall and base units, windows to the rear, space for a washing machine, cooker and fridge freezer, vinyl flooring and a radiator.

Bedrooms

All six bedrooms offer carpet, a radiator and windows to the rear, front or side elevation.

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Bathrooms

Shower rooms offer a shower cubicle, partially tiled walls, radiator, vinyl flooring, a wc and a handwash basin.

Outside

Externally, the property offers parking in the car park.

Disclaimer

All services/appliance have not and will not be tested*





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Towles Mill Queens Road, Loughborough

- Investment Opportunity
- Six Bedrooms
- Two Shower Rooms
- Parking
- Communal Gardens

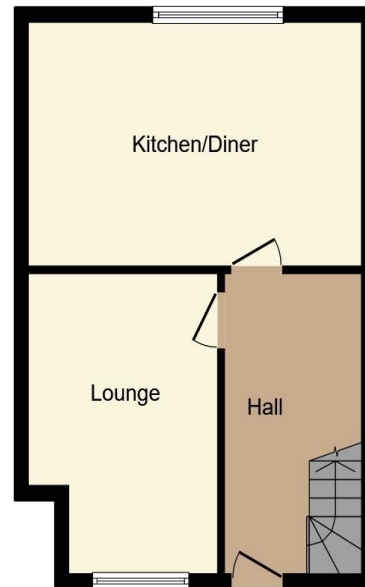
Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 12 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH115074 - 0010

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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