



**Station Street, Loughborough**

**welcome to**

## **Station Street, Loughborough**

A WELL PRESENTED traditional two-bedroom Victorian terrace located in Loughborough. Providing an excellent first time buy, or investment being well served for Loughborough town centre, University and Loughborough railway station providing services to London St. Pancras and East Midlands airport.

### **Entrance**

The property is entered via a UPVC double glazed door into the first reception room.

### **Lounge**

11' 4" x 11' 3" ( 3.45m x 3.43m )

The lounge has a upvc double glazed window to the front, a upvc double glazed front door, cast iron feature fireplace, carpeted flooring and a radiator.

### **Dining Room**

12' x 11' 7" ( 3.66m x 3.53m )

The dining room has carpeted flooring, upvc double glazed window to the rear elevation, a radiator, stairs rising to the first floor and a door leading to the kitchen and access to the cellar.

### **Kitchen**

9' 4" x 6' 3" ( 2.84m x 1.91m )

The kitchen has tiled flooring, a range of base and wall mounted units with work surfaces over, gas hob and oven, extractor hood, stainless steel sink with drainer, fridge freezer, washing machine, tumble dryer, upvc double glazed door to the rear and a upvc double glazed window to the side elevation.

### **Bedroom One**

11' 5" x 11' 5" ( 3.48m x 3.48m )

Bedroom one has carpeted flooring, a radiator, cast iron feature fireplace and a upvc double glazed window.

### **Bedroom Two**

12' x 8' 4" ( 3.66m x 2.54m )

Bedroom two has carpeted flooring, cast iron feature fireplace, a storage nook and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom has tiled flooring, low level wc, panelled bath with shower over, extractor fan, tiled walls and a radiator.

### **Outside**

To the rear there is a decking area and shared access to the side. To the front there is on street permit parking,

### **Lounge**

11' 4" x 11' 3" ( 3.45m x 3.43m )

The lounge has a upvc double glazed window to the front, a upvc double glazed front door, cast iron feature fireplace, carpeted flooring and a radiator.





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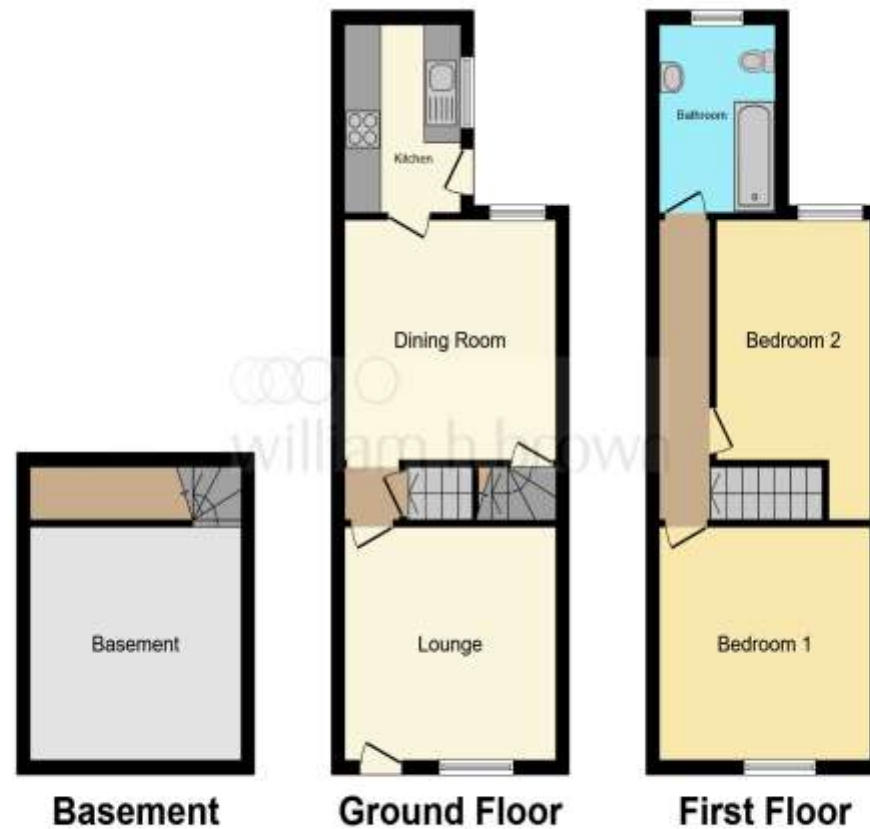
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## Station Street, Loughborough

- NO UPWARD CHAIN
- ON STREET PARKING
- WELL PRESENTED
- CELLAR
- LOCATED IN THE GOLDEN TRIANGLE

Tenure: Freehold EPC Rating: C

**£180,000**



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](http://www.focalagent.com)

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Property Ref:  
LBH115104 - 0006

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