



Herrick Road, LOUGHBOROUGH

welcome to

Herrick Road, LOUGHBOROUGH

****FOR SALE**** This three-bedroom mid terraced property set within the desirable Forest Side of Loughborough within walking distance to Loughborough University and the town centre!

Entrance

Entrance to the property is via a upvc double glazed door into the lounge.

Lounge

10' 9" x 12' 9" (3.28m x 3.89m)

The lounge has a upvc bay window to the front of the elevation, coving to the ceiling, carpeted flooring, a radiator and access through to the dining room.

Dining Room

11' x 11' 8" (3.35m x 3.56m)

The dining room has storage under the stairs, a feature fireplace, carpeted flooring, stairs rising to the first floor and a door into the kitchen.

Kitchen

5' 7" x 12' 2" (1.70m x 3.71m)

The galley kitchen has tiled walls and is fitted with a range of base and wall mounted units. an induction hob and oven, extractor fan, tiled flooring and a radiator, a upvc double glazed window to the rear elevation.

Ground Floor Shower Room

9' 7" x 5' 9" (2.92m x 1.75m)

The ground floor shower room is fitted with a three-piece suite comprising of a shower cubicle, hand wash basin set within a vanity unit and a low level wc. There is tiling to the walls and the floor along with a heated towel rail.

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Two

9' 2" x 7' 7" (2.79m x 2.31m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Three

16' 8" x 9' 8" (5.08m x 2.95m)

Bedroom three is situated on the second floor with storage in the eaves, ceiling spotlights, Velux skylights to the front and rear and carpeted flooring.

Bathroom

The bathroom is fitted with three-piece suite comprising of shower, hand wash basin set within a vanity unit and a low level wc. There is a upvc double glazed window to the rear elevation and an extractor fan.

Outside

To the front of the property there is a small, gravelled wall garden with a pathway to the front door.

To the rear there is a patio seating area, shared access and further gardens set back with trees and shrubs.





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Herrick Road, LOUGHBOROUGH

- Forest Side Of Loughborough
- Three Well Proportioned Bedrooms
- On Street Parking
- Ground Floor Shower Room
- Short Commute To The A6, Town Centre and University

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£285,000



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

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Property Ref:
LBH115263 - 0005

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william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk