



Selbourne Street, Loughborough

**welcome to**

## **Selbourne Street, Loughborough**

**\*\*FOR SALE\*\*** this two-bedroom property located within the local town of Loughborough. An ideal first time buy or investment opportunity! This property consists of two well-proportioned bedrooms, lounge, kitchen, ground floor bathroom and an en suite to the master bedroom.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the living room.

### **Lounge**

12' 5" x 11' 2" ( 3.78m x 3.40m )

The lounge has laminate flooring, a coal effect fireplace, coving to the ceiling, a radiator and a upvc double glazed window to the front elevation.

### **Kitchen**

10' 8" x 10' 3" ( 3.25m x 3.12m )

The kitchen is fitted with a range of base and wall mounted units, a stainless-steel sink with drainer, gas hob and oven, a radiator, tiled walls.

### **Ground Floor Bathroom**

The ground floor bathroom has laminate flooring and has a three-piece suite comprising of panel bath with shower over, hand wash basin and low level wc. The bathroom also has tiled walls and a heated towel rail.

### **Bedroom One**

10' 7" x 10' 3" ( 3.23m x 3.12m )

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

### **En Suite**

The ensuite wet room has a upvc double glazed window to the rear, a radiator and comprises of shower, low level wc and hand wash basin.

### **Bedroom Two**

10' 2" x 11' 6" ( 3.10m x 3.51m )

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

### **Outside**

To the front of the property there is a gravelled front garden that has a metal gate and hedging, with on street parking and access to the rear garden. To the rear of the property there is a garden which is laid to lawn with a shed, wood chippings planted borders and a water point.





***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Selbourne Street, Loughborough

- Wet Room
- Two Well-Proportioned Bedrooms
- Two Bathrooms
- On Street Parking
- Ideal Investment or First Time Buy

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£220,000**



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)

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
LBH115369 - 0004

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.

  
william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**