



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.





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## 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

offers in the region of

**£214,500**



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:  
LBH115369 - 0006

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