



**King Street, Loughborough**

**welcome to**

## **King Street, Loughborough**

Offered to the market with NO UPWARD CHAIN. This two-bedroom mid terrace property located within the town centre of Loughborough! An ideal first time buy or investment, having previously been rented out this property is not one to miss. Contact us today to arrange your viewing.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway opens up into the living room.

### **Lounge**

11' 5" x 11' 9" ( 3.48m x 3.58m )

The lounge has laminate flooring, a upvc double glazed window to the front elevation, a radiator and a door to the dining room.

### **Dining Room**

11' 4" x 11' 8" ( 3.45m x 3.56m )

The dining room has laminate flooring, a door leading to stairs rising to the first floor, a door leading to the cellar, a coal effect gas fire, a upvc door leading to the rear garden and a door leading to the kitchen.

### **Cellar**

The cellar has stairs leading from the ground floor, cement flooring and has power and light.

### **Kitchen**

6' 6" x 9' 1" ( 1.98m x 2.77m )

The kitchen has a range of base and wall mounted units with rolled edge work surfaces, stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, upvc double glazed window to the rear elevation, a gloworm boiler and a radiator.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor and carpeted flooring.

### **Bedroom One**

12' 5" x 11' 8" ( 3.78m x 3.56m )

Bedroom one has laminate flooring, two upvc double glazed windows to the front elevation, a loft hatch, coving to the ceiling, a radiator and a storage cupboard.

### **Bedroom Two**

11' 9" x 10' 1" ( 3.58m x 3.07m )

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

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of a corner bath, shower cubicle with shower over, hand wash basin set within a vanity unit and a low level wc. The bathroom has vinyl flooring, partially tiled walls, ceiling spotlights, extractor fan, a heated towel rail and a upvc double glazed window to the rear elevation.

### **Outside**

To the front of the property there is on street parking and a side gated access to the rear. The rear of the property has a garden area with fencing to all borders.





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## King Street, Loughborough

- NO UPWARD CHAIN
- Two Well-Proportioned Bedrooms
- Cellar
- Two Reception Rooms
- Ideal First Time Buy or Investment

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£180,000**

### directions to this property:

Samuel Andrews - 07715550799

And he is currently paying £950pcm.



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:  
LBH115371 - 0007

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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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