



Peel Drive, LOUGHBOROUGH

welcome to

Peel Drive, LOUGHBOROUGH

NO UPWARD CHAIN! An ideal first time buy or investment property available to purchase with no upward chain. This property has been well kept by its current owner and is situated conveniently in an established residential location within a good proximity of Loughborough town centre.

Entrance

Entrance to the property is via a communal entrance with stairs rising to the upper floor. The entrance hallway has doors to all rooms.

Lounge

14' 9" x 12' 1" (4.50m x 3.68m)

The lounge has carpeted flooring, a door to the balcony and a upvc double glazed window to the rear elevation.

Kitchen

10' x 9' 8" (3.05m x 2.95m)

The kitchen is fitted with a range of base and wall mounted units, a stainless-steel sink with drainer, plumbing for a washing machine, gas hob and oven, space for a fridge freezer, a upvc double glazed window to the front elevation and a radiator.

Bedroom One

12' x 10' 4" (3.66m x 3.15m)

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

Bedroom Two

10' 7" x 7' 2" (3.23m x 2.18m)

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

Bathroom

The bathroom is fitted with a three-piece suite including panel bath with shower over, low level wc and pedestal hand wash basin, tiled walls, vinyl flooring and an extractor fan.

Storage Room

7' 1" x 4' 4" (2.16m x 1.32m)

The storage room is larger than average and is currently utilised as a walk-in wardrobe.





view this property online williamhbrown.co.uk/Property/LBH115336



welcome to

Peel Drive, LOUGHBOROUGH

- No Upward Chain
- Ideal for First Time Buyer or Investor
- Upper Floor Flat
- Fitted Kitchen
- Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1000.00

Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000



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

view this property online williamhbrown.co.uk/Property/LBH115336



Property Ref:
LBH115336 - 0003

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



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



williamhbrown.co.uk