



**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**

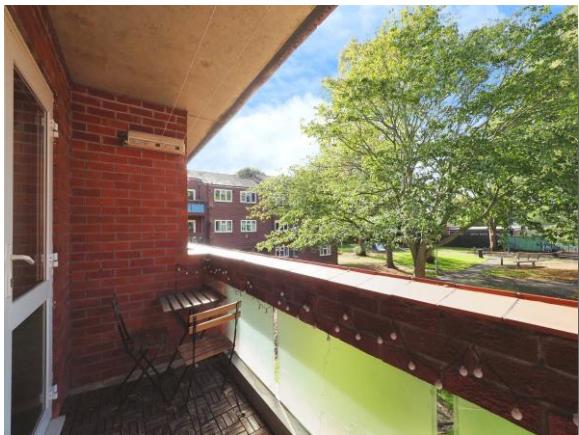
The bathroom is fitted with a three-piece suite including panel bath with shower over, low level wc and pedestal hand wash basin, tiled walls, vinyl flooring and an extractor fan.

#### **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.





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## Peel Drive, LOUGHBOROUGH

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

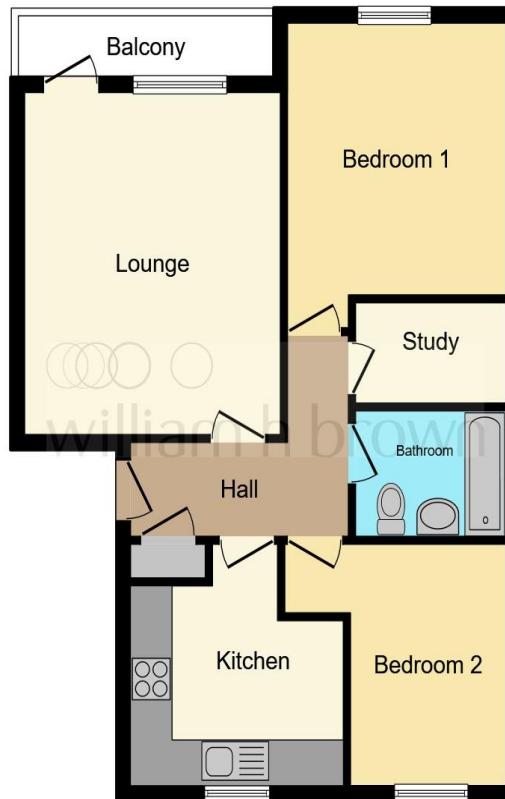
Tenure: Leasehold EPC Rating: C

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](http://www.focalagent.com)

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Property Ref:  
LBH115336 - 0004

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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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