



Ratcliffe Road, Loughborough

welcome to

Ratcliffe Road, Loughborough

We are pleased to bring to the market this charming two-bedroom mid terrace in Loughborough. The property is ideally located on the edge of the town in close proximity to the train station. This property makes an ideal first time buy or investment purchase! Call today to arrange your viewing.

Entrance

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

Lounge

11' 8" x 12' 3" (3.56m x 3.73m)

The lounge has wooden flooring, coving to the ceiling, a radiator and a door leading to the dining room.

Dining Room

11' 8" x 12' 1" (3.56m x 3.68m)

The dining room has wooden flooring, a gas fireplace, newly plastered ceiling with coving, a radiator and a door to the kitchen and the ground floor stairs.

Kitchen

6' 3" x 12' 3" (1.91m x 3.73m)

The kitchen is fitted with a range of base and wall mounted units, stainless steel sink with drainer, integrated oven and hob, partially tiled walls, space and plumbing for a washing machine, space for a fridge freezer, roll edge work surfaces, vinyl flooring, door to the ground floor shower room and a upvc door to the rear garden.

Ground Floor Shower Room

The ground floor shower room comprises of a three-piece suite including low level wc, hand wash basin and corner shower cubicle with shower over. The ground floor shower room has tiled walls, a upvc double glazed window to the side elevation and is currently under renovation.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

12' 3" x 8' 8" (3.73m x 2.64m)

Bedroom one has a upvc double glazed window to the rear, carpeted flooring, a radiator, stand-alone wardrobes and access to the loft which is insulated but not boarded.

Bedroom Two

11' 8" x 12' 4" (3.56m x 3.76m)

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 comprising of panelled bath with shower over, low level wc and hand wash basin, vinyl flooring, partially tiled walls, boiler that was replaced in 2019 and a upvc double glazed window to the front elevation.

Outside

To the front of the property there is on street parking and access to the rear via a shared alleyway. To the rear of the property there is a garage with double garage doors, shared access and a patio seating area.





view this property online williamhbrown.co.uk/Property/LBH115486



welcome to

Ratcliffe Road, Loughborough

- Ideal First Time Buy or Investment
- UPVC Double Glazing
- Gas Central Heating
- Lounge & Separate Dining Room
- Two Bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£210,000



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/LBH115486



Property Ref:
LBH115486 - 0005

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