



**Station Street, Loughborough LE11 5ED**

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## **Station Street, Loughborough**

Located within the golden triangle is this spacious, two bedroom mid terraced property which would make an ideal first time buy or investment! Situated within walking distance of local amenities including Lidl, Sainsbury's and has excellent public transport links.

### **Entrance**

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

### **Lounge**

10' x 11' 4" ( 3.05m x 3.45m )

The lounge has coving to the ceiling, gas fireplace, carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

### **Dining Room**

11' 3" x 12' 2" ( 3.43m x 3.71m )

The dining room has carpeted flooring, fireplace, stairs to the first floor and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom is located on the ground floor and is fitted with a three piece suite which includes a shower cubicle, hand wash basin, low level wc, vinyl flooring, ceiling spotlights, water tank from the solar panel and a upvc double glazed window to the rear elevation.

### **First Floor Landing**

The first floor landing has carpeted flooring, two radiators and doors to all first floor rooms.

### **Bedroom One**

12' 8" x 11' 2" ( 3.86m x 3.40m )

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

### **Bedroom Two**

12' x 9' 5" ( 3.66m x 2.87m )

Bedroom two has carpeted flooring, fireplace, storage cupboard and a upvc double glazed window to the rear elevation.

### **Outside**

To the front of the property there is on street permit parking and side access via a shared alleyway. To the rear of the property there is shared access, garden shed, patio seating area and a lawn that is fenced to all boundaries.







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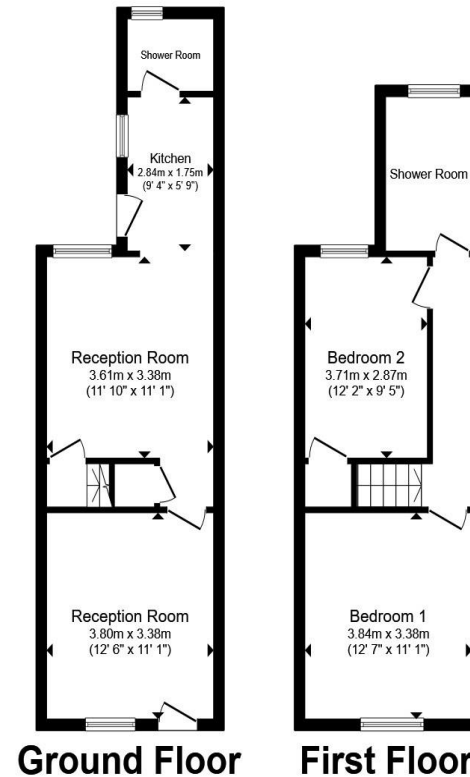
## Station Street, Loughborough

- Golden Triangle
- Two Well-Proportioned Bedrooms
- On Street Parking
- Ideal First Time Buy or Investment
- Fitted Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£205,000**



Total floor area 70.3 m<sup>2</sup> (757 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
LBH115504 - 0003

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