



**Boyer Street, Loughborough**

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## **Boyer Street, Loughborough**

Three-bedroom Townhouse conveniently located in the popular town of Loughborough, offering spacious and versatile accommodation, ideal for families, first-time buyers, or investors!

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has stairs rising to the first floor and doors to the kitchen and living room.

### **Lounge**

The lounge has laminate flooring, electric fireplace, storage, a radiator and a upvc double glazed window to the front elevation.

### **Kitchen**

The kitchen has tiled flooring and is fitted with a range of base and wall mounted units, tiled walls, gas cooker and hob, space for a fridge freezer and washing machine, stainless steel sink with drainer and a upvc double glazed window.

### **Conservatory**

The conservatory has wooden flooring and upvc double glazed windows.

### **First Floor Landing**

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

### **Bedroom One**

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window.

### **Bedroom Two**

Bedroom two has wooden flooring, a radiator and a upvc double glazed window.

### **Bedroom Three**

Bedroom three has carpeted flooring, fitted wardrobes, upvc double glazing and a radiator.

### **Outside**

To the front there is a paved driveway providing ample off-road parking and gated access to the rear garden. The rear of the property offers a patio seating area and is enclosed to boundaries





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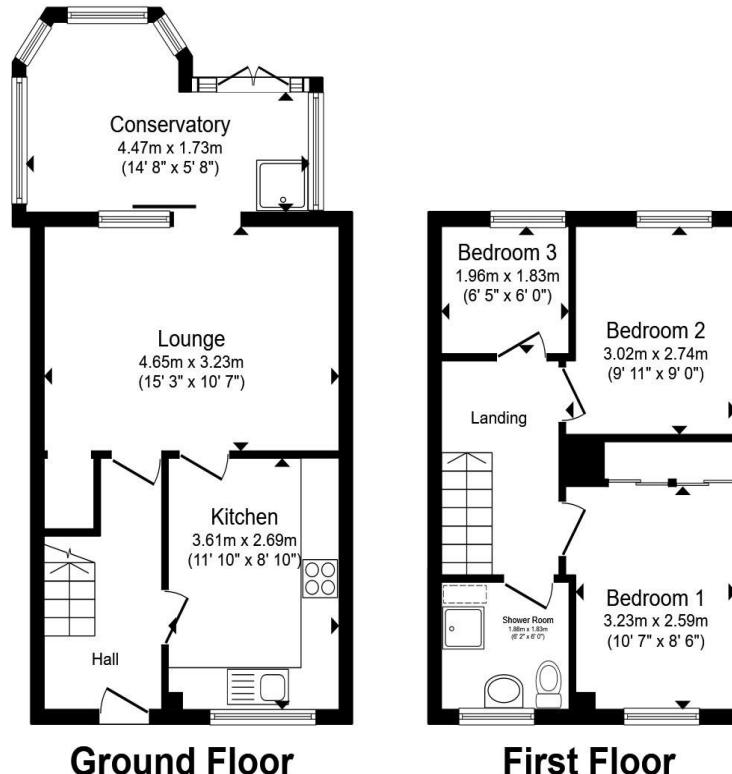
## Boyer Street, Loughborough

- Semi Detached
- Lounge
- Conservatory
- Shower Room
- Three Well-proportioned bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£200,000**



Ground Floor

First Floor

Total floor area 75.2 m<sup>2</sup> (809 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:

LBH115565 - 0002

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