



Mill Lane, Loughborough



£70,000

- ONE BEDROOM MAISONETTE
- GROUND FLOOR
- MODERN BATHROOM
- REFURBISHED KITCHEN
- INVESTMENT OPPORTUNITY
- IDEAL FIRST PURCHASE
- PROXIMITY TO STATION
- LEASEHOLD
- EPC rating D
- Council Tax Band A



This affordable deceptively spacious one double bedroom ground floor maisonette has proximity to the town centre and railway station respectively.

Fully double glazed, there have been upgrades to both the kitchen and the bathroom along with the heating system. The kitchen now has a Welsh slate floor, integrated four ring hob with oven beneath. Plumbing for a washing machine, space for a fridge, a range of cupboard units at both base and eye level with dark coloured tiled splash backs and matching grouting and digitally operated panel heater.

The lounge is in excess of five metres in length, whilst the bedroom is also a good size. The bathroom has been refitted and has a mains shower over the bath served by the pressurised hot water system, polished metal centrally heated towel rail, full tiling to walls with RAK ceramics sanitaryware.

Ideal for the first time buyer or investor, the property is sold with no upward chain.

To find the property, from Loughborough town centre proceed along Nottingham Road, turn right into Mill Lane.



HALL (no measurement)

LOUNGE 5.02m x 2.82m (16.5ft x 9.3ft)

KITCHEN 3.91m x 2.29m (12.8ft x 7.5ft)

BEDROOM 4.14m x 2.27m (13.6ft x 7.4ft)

BATHROOM 2.52m x 1.74m (8.3ft x 5.7ft)

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion, The lease is 125 years from 1 January 1987.

The ground rent is £10 rising to £60.

Charnwood Borough Council - Tax Band A.

DISCLAIMER

This property is being sold on behalf of The New Homes Group, therefore no vendor was present and have therefore not been verified by one.

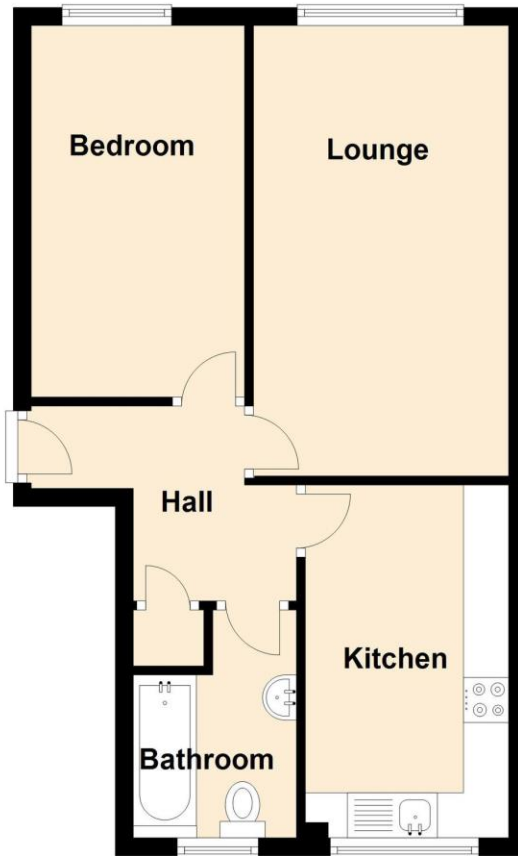
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 43.4 sq. metres (467.1 sq. feet)



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