



Burder Street, Loughborough



**£159,995**

- MID TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- GAS CENTRALLY HEATED
- DOUBLE GLAZED
- TWO SEPARATE RECEPTION ROOMS
- EXTENDED KITCHEN
- FREEHOLD
- EPC rating D



This two double bedroom mid terraced property is well located for access to Loughborough railway station which is only two minutes walk away.

Situated at the very end of Burder Street, the property benefits from an architectural feature with first floor double glazed bay and also the first floor accommodation spans over the alleyway, add to that the extended kitchen and overall this is impressive accommodation for the first time buyer.

There is the propensity to go in to the roof space as other neighbouring properties have done.

The double glazed and centrally heated accommodation in brief consists of front lounge with cupboard adjacent to the chimney breast. The sitting room is light and bright with a south facing aspect, useful under stairs cupboard.

The kitchen has been extended and has an integrated four ring gas hob with electric oven beneath, plumbing for an automatic washing machine, space for a tumble dryer and three side elevation double glazed windows along with a corresponding access door. A range of storage units at base and eye level provides ample storage facility.

At first floor the two double bedrooms are impressive in their size, the main to the front with aforementioned bay, a cupboard has a ladder up to the loft which is boarded, panelled, has a roof light and provided with power.

the second bedroom discreetly houses the Worcester Bosch gas central heating boiler. At the rear of the property the bathroom has a three piece suite comprising a panelled bath with tap mounted shower over, wash hand basin and low level wc all with tiled splashbacks.



Outside at the rear there is a block paved yard adjacent to the kitchen then a low maintenance paved garden with rear raised decked area, the garden is fully enclosed by timber fencing.

To find the property, from Loughborough town centre proceed along Meadow Lane, pass over the canal bridge and turn right in to Burder Street, the property is then situated on the right hand side at the end of the road identified by the agent's 'For Sale' board.

**LOUNGE** 3.59m x 3.35m (11'10" x 11'0")

**INNER HALLWAY** (No measurement)

**SITTING ROOM** 3.90m x 3.42m (12'10" x 11'2")

**KITCHEN** 4.79m x 1.72m (15'8" x 5'7")

**FIRST FLOOR LANDING** 4.92m x 0.70m (16'1" x 2'4")

**BEDROOM ONE** 3.84m x 3.67m (12'7" x 12'0")

**BEDROOM TWO** 3.90m x 2.86m (12'10" x 9'5")

**BATHROOM** 2.64m x 1.52m (8'8" x 5'0")

## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band A.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

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### Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



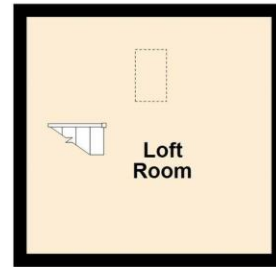
### First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)

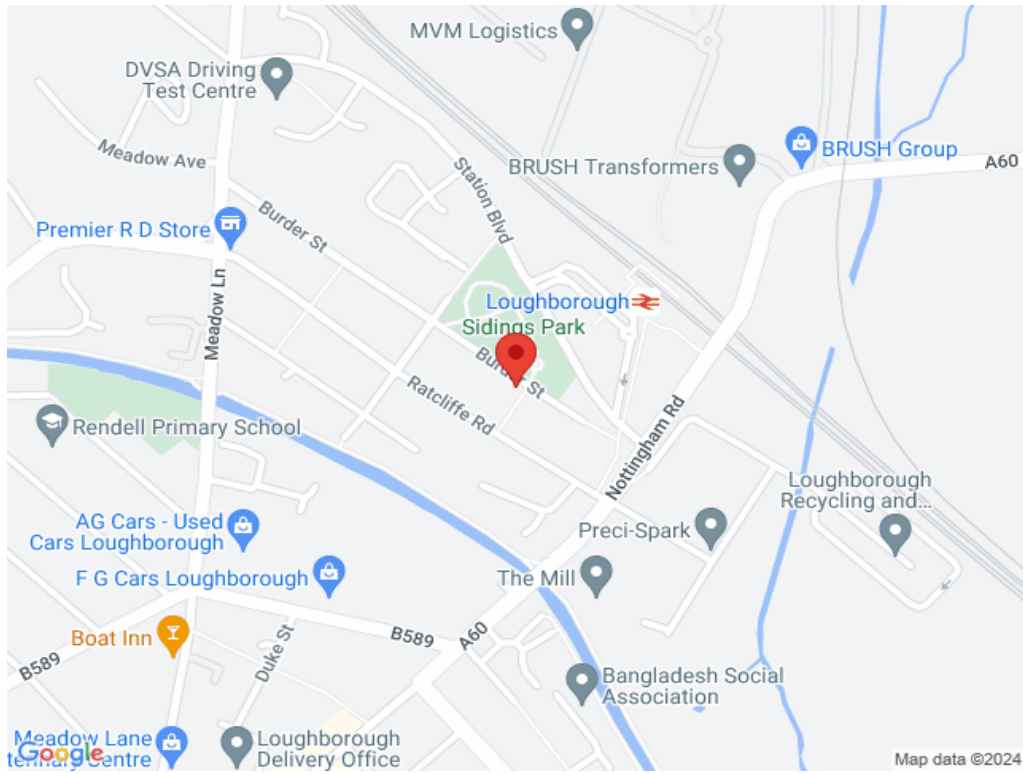


### Second Floor

Approx. 13.5 sq. metres (145.8 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)



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