



Howard Street, Loughborough



£175,000

- BAY FRONTED TERRACE
- EDGE OF TOWN CENTRE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- PART UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD
- EPC rating COMING SOON



This is attractive bay fronted terraced property occupies a highly convenient, edge of town centre location, right opposite Rendell Street Primary School and within easy reach of the train station and town centre. The property is for sale with no chain and would make a great home for the first time purchaser, young family or even investor for rental with the property having an approximate 25 year lettings history.

The home enjoys large rooms with high reach ceilings, part uPVC double glazing, gas central heating, would benefit from some internal modernisation and enjoys a good size fully walled garden.

Enter straight into the front lounge with bay window and gas fireplace, original coving and door through to the dining room. The dining room has a ceramic tiled floor, door and enclosed staircase leading to the first floor with understairs storage cupboard and connecting door to the kitchen.

The kitchen is functional and has a basic range of cupboards, gas and electric cooker points and side entrance door leading to the garden.

Upstairs there are two double bedrooms with bedroom two having an original Victorian style character fireplace, a walk-in style airing cupboard off the landing and a half height wood panelled bathroom.

Off the street is a courtyard frontage and gated shared entry to the side leading around to the paved fully walled courtyard garden with garden tap.



Good to know; the property has part UPVC double glazing. Gas central heating powered by a Worcester combination boiler located in the walk-in style landing air cupboard. For sale with no chain.

To find the Property, proceed from the town centre on Swan Street, heading to the traffic lights and turning right onto Bridge Street, this leads onto Toothill Road. Take the fourth turning on the left-hand side into Howard Street where Property is situated up upon the left-hand side as identified by the agent for sale board.

LOUNGE 3.52m x 3.44m (11'6" x 11'4")

DINING ROOM 4.72m x 3.52m (15'6" x 11'6")

KITCHEN 5.25m x 2.08m (17'2" x 6'10")

BEDROOM ONE 3.92m x 3.4m (12'11" x 11'2")

BEDROOM TWO 3.66m x 3.01m (12'0" x 9'11")

BATHROOM 3.17m x 2.08m (10'5" x 6'10")

WALK-IN AIRING CUPBOARD 1.98m x 1.16m (6'6" x 3'10")

SERIVCES & 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 B.

DISCLAIMER

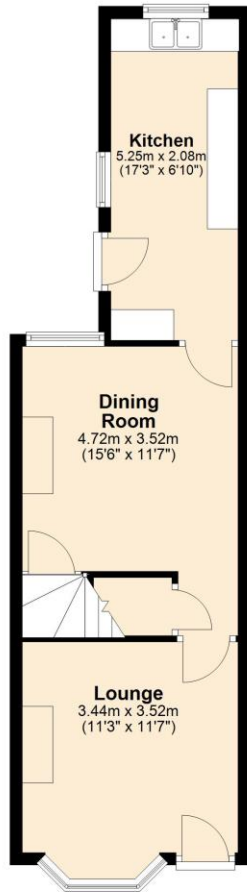
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

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.



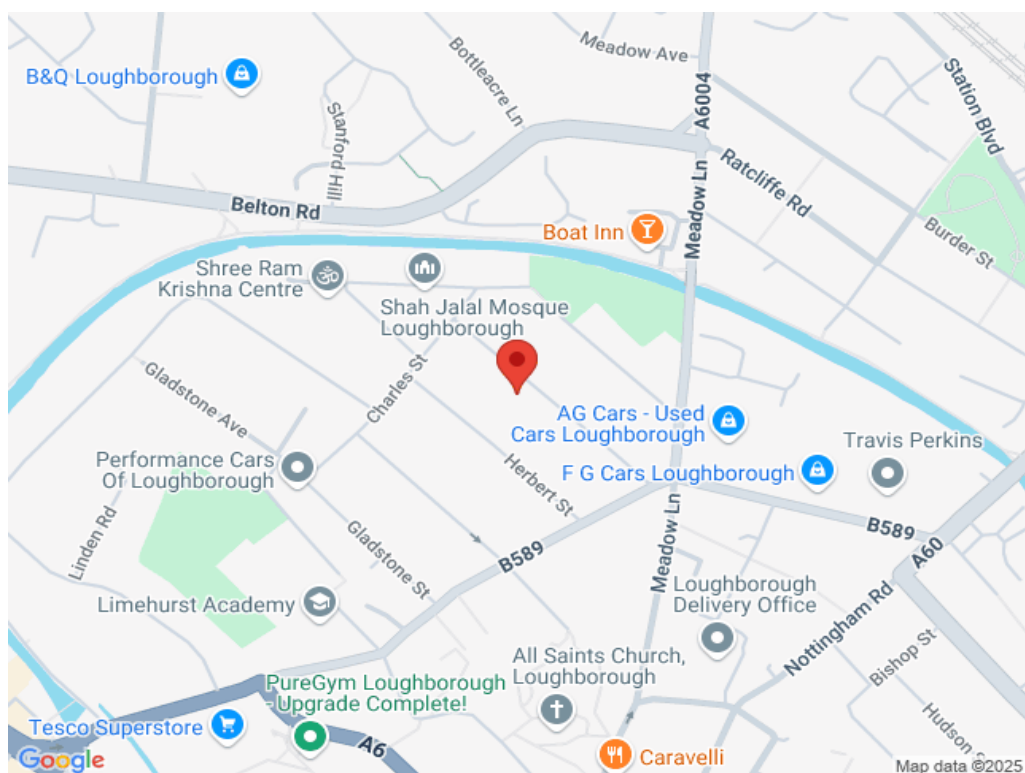
Ground Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 83.9 sq. metres (903.3 sq. feet)



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