

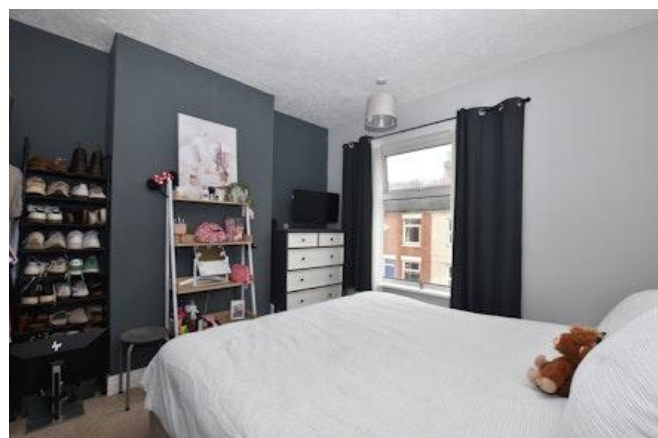


Paget Street, Loughborough



£170,000

- UPVC DOUBLE GLAZED
- PERMIT PARKING
- WELL MAINTAINED
- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO TOWN CENTRE
- COMBI BOILER
- FREEHOLD
- EPC rating D



This well-presented two-bedroom terraced home is ideally located on Paget Street, a popular and convenient area close to Loughborough town centre. The property is within walking distance of a great selection of local pubs, cafes, and shops. The well-known Paget Arms is just around the corner, along with other friendly local pubs that give the area a welcoming community feel. A variety of supermarkets and independent stores are also nearby, making day-to-day living both easy and convenient.

Inside, the property offers a bright and welcoming living area which leads through to a spacious dining room and then into a fitted kitchen with a gas cooker. The home benefits from gas central heating provided by a combi boiler, ensuring efficient heating and hot water throughout.

Upstairs, there are two generous double bedrooms providing comfortable and versatile living space. The bathroom is fitted with a large electric shower, offering practicality and modern style.

Outside, there is a low-maintenance rear yard, ideal for a seating area or for additional storage. Permit parking is available on the street, providing convenience for residents and guests.

This lovely property would make an ideal first-time purchase or a great investment opportunity. With its excellent location close to shops, pubs, the university, and transport links, this home combines modern comfort with the charm of a central Loughborough setting.



LOUNGE 3.48m x 3.53m (11'5" x 11'7")

DINING ROOM 3.81m x 3.53m (12'6" x 11'7")

KITCHEN 2.66m x 1.88m (8'8" x 6'2")

BEDROOM ONE 3.48m x 3.53m (11'5" x 11'7")

BEDROOM TWO 3.74m x 2.38m (12'4" x 7'10")

BATHROOM 2.66m x 1.88m (8'8" x 6'2")

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.

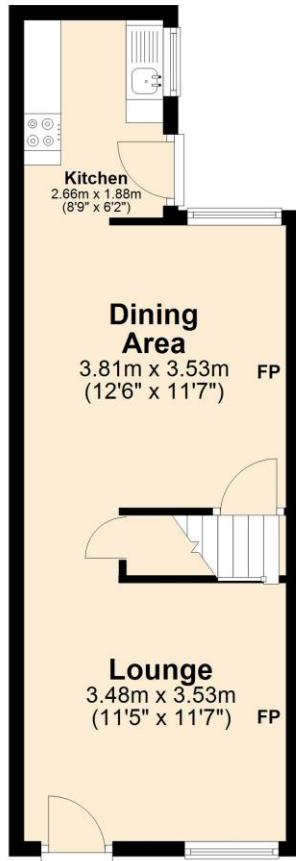
REFERRALS

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.



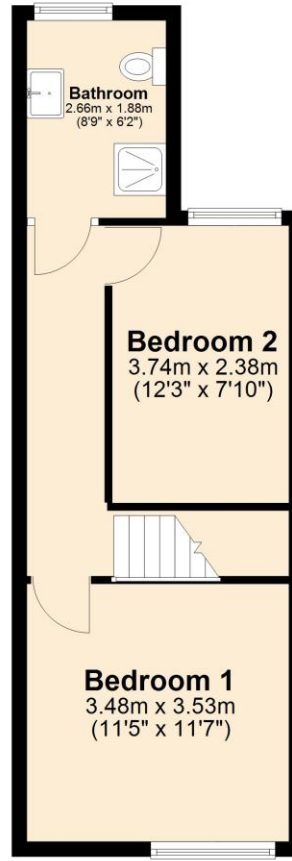
Ground Floor

Approx. 34.5 sq. metres (371.3 sq. feet)

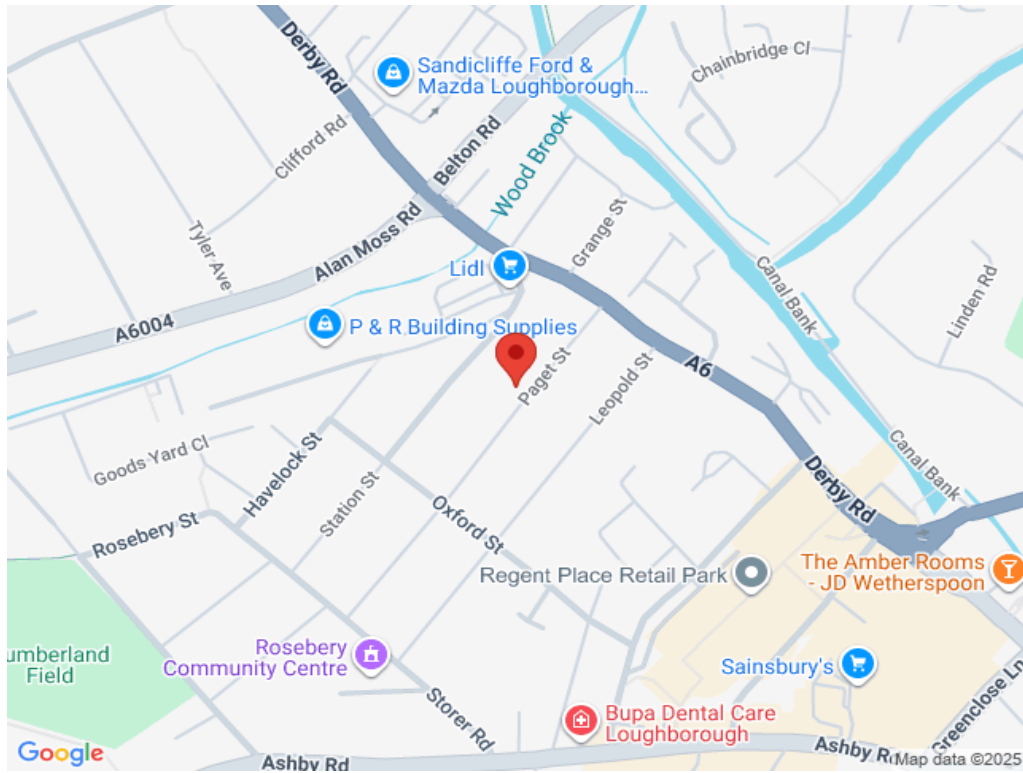


First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 69.0 sq. metres (742.6 sq. feet)



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