



Cartwright Street,
Loughborough



£200,000

- MODERNISED PROPERTY
- GREAT LOCATION
- POWER SHOWER AND SEPARATE BATH
- END OF ROW- TERRACE
- COMMUTER LINKS
- GOOD SCHOOL CATCHMENT
- FREEHOLD
- EPC rating E



This modernised two bedroom end of terrace home on Cartwright Street, Loughborough offers stylish and practical living, ideal for first-time buyers, professionals, or investors alike. The ground floor has been thoughtfully updated and includes a welcoming living space alongside a convenient downstairs WC. The kitchen is well appointed and features a Bosch oven with an electric cooker, complemented by a modern combination boiler to support efficient day to day living.

Upstairs, the property benefits from two generous double bedrooms, providing comfortable and flexible accommodation. The bathroom has been sensibly designed with a separate bath and shower, adding a touch of everyday luxury and making it well suited to busy households. The end of terrace position adds a little extra privacy and light, enhancing the overall feel of the home.

Cartwright Street is well placed for a wide range of local amenities, including shops, cafes, and leisure facilities, all within easy reach. Loughborough town centre and the university are close by, while excellent commuter links are available via Loughborough railway station and nearby road networks, making travel to Leicester, Nottingham, and beyond straightforward. The property also sits within a popular school catchment area, further adding to its appeal as a long-term home.



LOUNGE 3.77m x 3.62m (12'5" x 11'11")

DINING AREA 3.96m x 3.62m (13'0" x 11'11")

KITCHEN 3.12m x 2.34m (10'2" x 7'8")

CONSERVATORY 1.61m x 2.2m (5'4" x 7'2")

GROUND FLOOR WC 2.44m x 0.92m (8'0" x 3'0")

BEDROOM ONE 3.77m x 4.64m (12'5" x 15'2")

BEDROOM TWO 3.96m x 2.63m (13'0" x 8'7")

BATHROOM 3.12m x 2.34m (10'2" x 7'8")

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.

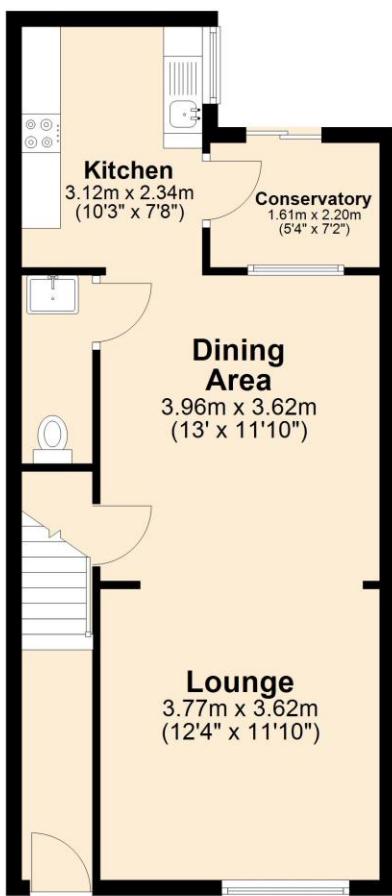
REFERRALS

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.



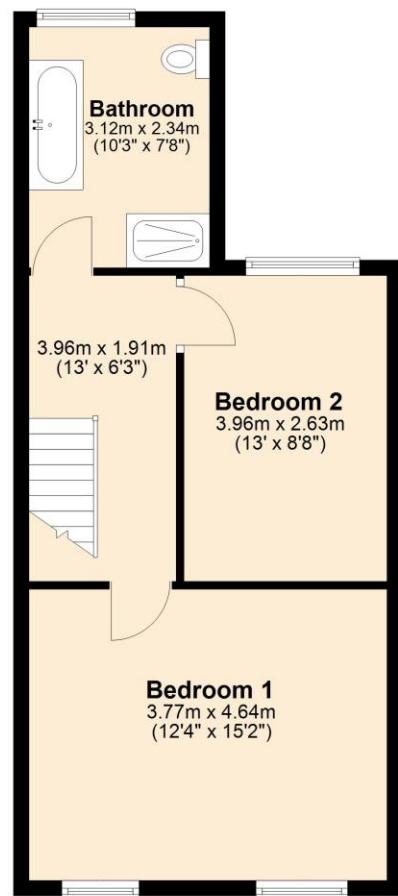
Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)

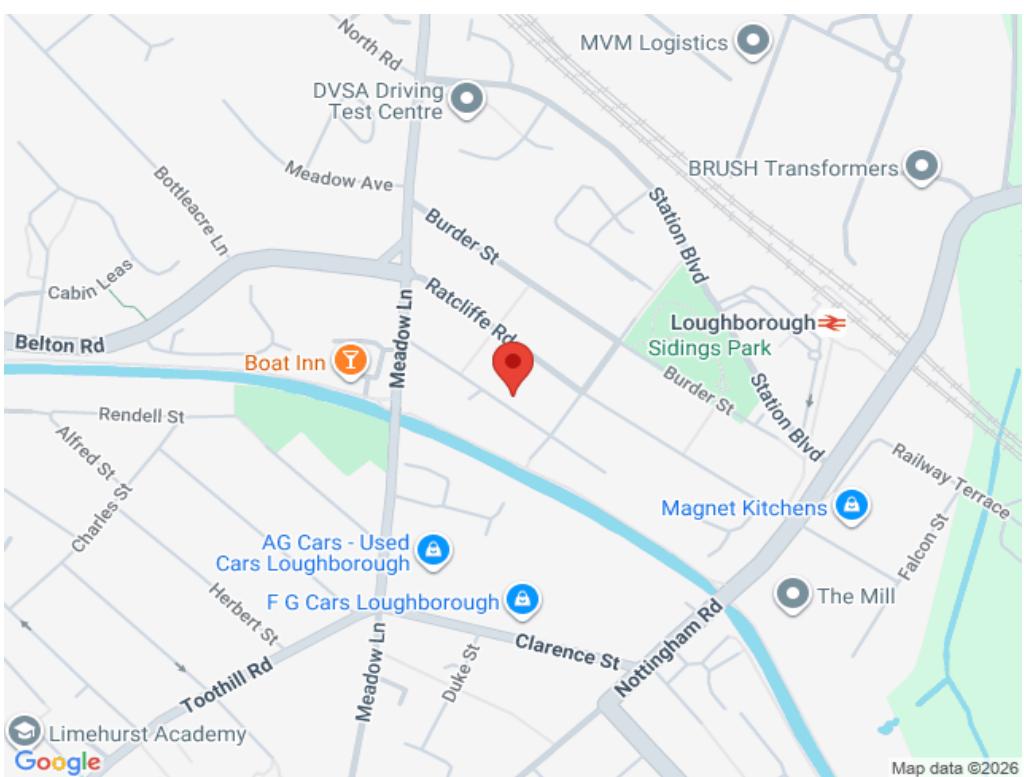


First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 91.6 sq. metres (985.7 sq. feet)



Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk