



DRAFT DETAILS

CURZON STREET, LOUGHBOROUGH, LE11 3BQ



£172,000.00

This two bedroom house located in Loughborough is a very interesting opportunity for investors and families. With potential to become a superb family home. The strategic location place the property with close proximity to Loughborough city centre, queen's park, supermarkets and shops. Briefly the property comprise of Lounge, Dining Room, Kitchen, WC, Rear Garden, Basement, two bedrooms, A Bathroom and a Shower room. Park off the road. EPC to be confirmed. Do not hesitate to contact tour office for more information.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

LOUNGE:

3.68m x 3.43m (12' 1" x 11' 3")

Carpet fitted. One double glazed bay window facing the front. Single ceiling light point. One central heating radiator. Fireplace. Door that leads to;



DINING ROOM:

3.66m x 3.05m (12' 0" x 10' 0")

Carpet fitted. One double glazed window facing the rear. Single ceiling light point. One central heating radiator. Gas fireplace. Door that leads to;



KITCHEN:

3.38m x 1.98m (11' 1" x 6' 6")

Base unit on both side. Work surface. High units on right side. Washer machine. Dryer. Microwave. Oven. Combi boiler. Metal sink with right side drainer. One double glazed window facing the rear. One central heating radiator. Carpet fitted. Dado high tiled. Door that leads to: W.C. & rear garden.



BEDROOM ONE:

3.81m x 3.71m (12' 6" x 12' 2")

Carpet fitted. One ceiling light point. One central heating radiator. One double glazed window facing front.



BEDROOM TWO:

3.66m x 2.92m (12' 0" x 9' 7")

Carpet fitted. One ceiling light point. One central heating radiator. One double glazed window facing the rear. Build in cabinet with attic access.

BATHROOM:

1.96m x 1.68m (6' 5" x 5' 6")

Carpet fitted. One double glazed window facing rear with privacy glass. Bathtub. Wash hand basin. One ceiling light point. One central heating radiator. Cabinet fitted on wall. Fully tiled walls.

SEPARATE W.C.:

1.02m x 0.86m (3' 4" x 2' 10")

W.C. One central heating radiator. Vinyl floor fitted. Single ceiling light point.

SHOWER ROOM

2.52m x 2.01m (8' 3" x 6' 7")

Carpet fitted. One double glazed window facing rear. Shower. W.C. One ceiling light point. One central heating radiator. Fully tiled walls.

SERVICES: Freckeltons have not tested the services and appliances and interested parties should make their own investigations. We understand that mains Electricity, Gas, Water Drainage services are connected to the property

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

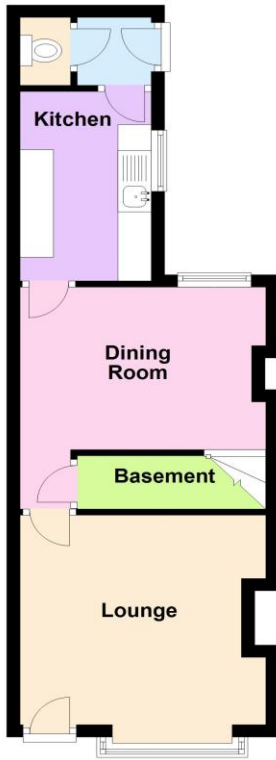
VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 12th January 2024. We are members of The Property Ombudsman scheme.

DIRECTIONAL NOTES: From our office on Leicester Road turn right on Southfiled Road. Turn right to stay on Royland Road. Turn right and take Park Road. Turn right and take Forest Road. Turn left and take Browns Lane. Turn right on Frederick Street. Turn Left on Curzon Street. The property will be on the left side of the street.



Ground Floor



First Floor

