



Sinclair

46 Wharnccliffe Road, Loughborough, Leicestershire, LE11 1SN

Guide Price £119,950

01509 812777 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)



## Property at a glance

- Period Residence
- Worcester Gas Combi Boiler
- uPVC Double Glazing
- Council Tax Band\*: A
- Modernisation Required
- 2 Bedrooms & 2 Reception Rooms
- Cash Buyers Preferred
- Price: £119,950

## Overview

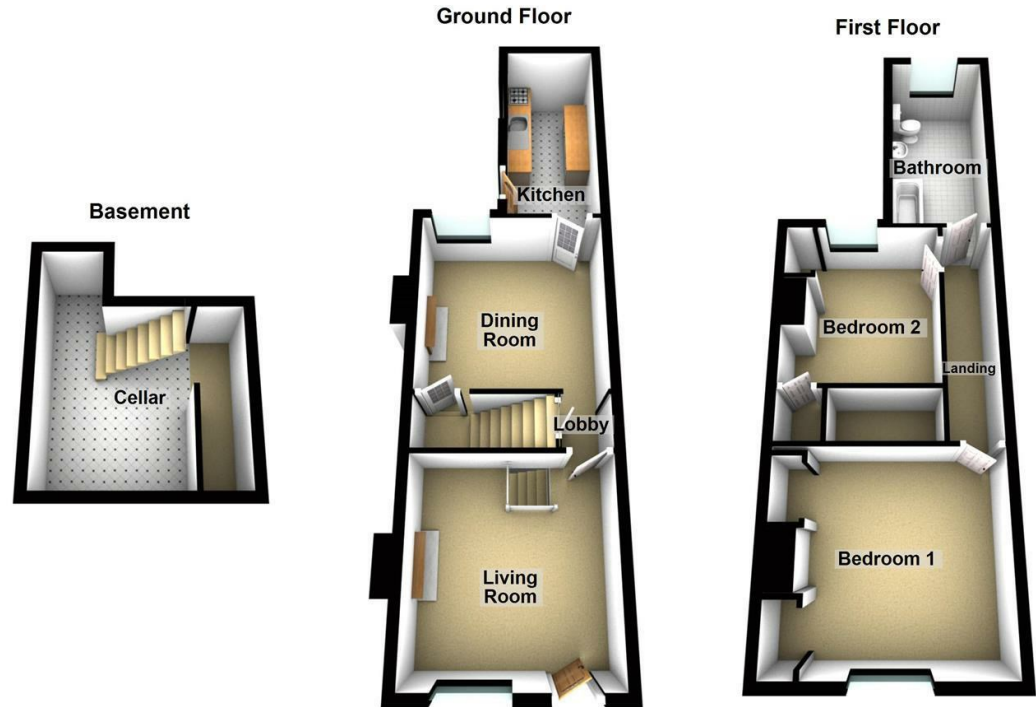
A two double bed roomed period property benefitting from uPVC double glazing and Gas central heating (Worcester Combination Boiler). The property requires modernisation but has been priced accordingly. The accommodation in brief comprises; reception room one/ dining room, inner lobby with access to the cellar, reception room two (Living room), kitchen, two first floor double bedrooms and bathroom. Outside there is a garden to the rear. Genuine and proceedable CASH BUYERS PREFERRED.

## Location\*\*

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands (9.3 miles). Nearest City: Leicester (11.3 miles)



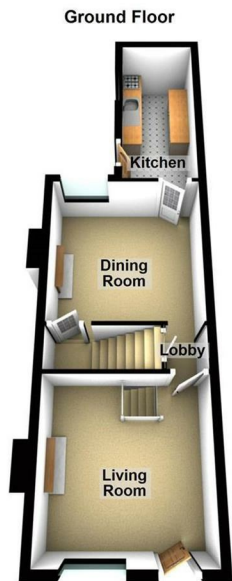
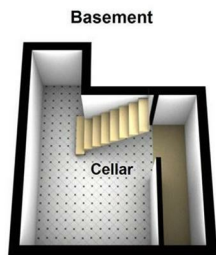
\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



Total area: approx. 90.9 sq. metres (978.7 sq. feet)

46 Wharncliffe Road, Loughborough, Leicestershire, LE11 1SN


Sinclair



46 Wharnccliffe Road, Loughborough, Leicestershire, LE11 1SN

Sinclair

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



**Sinclair**

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)