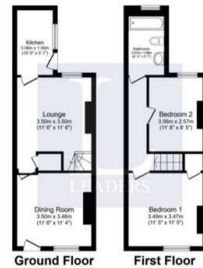


## 48 Cambridge Street, Loughborough, LE11 1NN

Offers over £170,000

- No Upward Chain
- Generous room sizes
- Close to Public Transport Links
- EPC Rating D
- Perfect for First Time Buyers or Investors
- Double glazed throughout
- Freehold Tenure
- Deceptive two bedroom end terraced house
- Gas central heating and combi boiler
- Council Tax Band A



Total floor areas 66.0 sq. m. (710 sq. ft.) approx.  
 This floor plan is for information purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. It includes any guarantees, they cannot be held liable for any purposes and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. It part must only rely on your own inspection(s). Plan produced for Leaders. Powered by www.leadagent.com



## Directions

## Viewings

Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(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	