

# NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



## Gladstone Street, Loughborough, LE11 1NR Offers Over £205,000

INVESTMENT PROPERTY - FULL LETTING HISTORY. ARTICLE 4 COVERED! LET UNTIL 30TH JUNE 2026!

Situation in a fantastic location for BUY TO LET investment is this FOUR double bedroom terrace property with an income in place of £16,640 PA Ex Until June 2026 INCOME. The property can either be let to a group of four students or four un-related individuals.

The property comprises from hall, lounge / diner, kitchen, bedroom and bathroom to the ground floor, to the first floor there are three further bedrooms. Outside the property has a low maintenance rear garden and shared alley to the side which gives access in to the garden.

The property benefits from gas central heating, double glazed windows and is being sold to include all fixtures, fittings and contents.

Call us for more information. Not to be missed!

# Gladstone Street, Loughborough, LE11 1NR

## Article 4 / C4 Planning

Nick Humphreys are informed by the current vendors that the property has a full history in place dating back to March 2012. All information will be shared at the point of conveyance.

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Hours Of Business

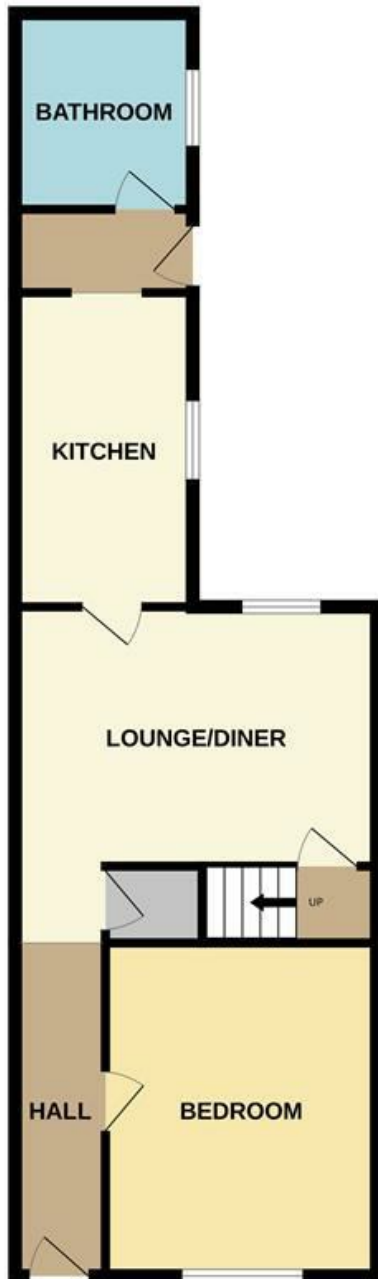
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

## General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		