



Warwick Court, Loughborough

welcome to

Warwick Court, Loughborough

FOR SALE An opportunity to purchase this four-bedroom investment property situated on Warwick Court in Loughborough, which presents a great investment benefitting from a superb rental yield. Internal viewing is highly recommended to appreciate the accommodation.

Entrance

The property is entered via a front door into the entrance hallway, which has laminate flooring, stairs off to the first floor, useful built-in storage and doors off to all ground floor rooms.

Kitchen Diner

18' 1" x 9' 1" maximum (5.51m x 2.77m maximum)
The kitchen diner has ceramic tiled flooring, a range of base and wall mounted units with worksurfaces over, there is a gas hob with overhead extractor fan and an electric oven, space and plumbing for a washing machine, wall mounted combination boiler, a radiator, ample space for a dining table and chairs, a upvc double glazed window to the front and a door to the reception room.

Reception Room

The reception room has laminate flooring, a radiator, upvc double glazed French doors opening to the rear garden.

Ground Floor Bedroom

10' 8" x 7' 9" (3.25m x 2.36m)
The ground floor bedroom has UPVC double glazed French doors to the rear and laminate flooring.

Ground Floor Cloakroom

There is a ground floor cloakroom which has a low level wc, wash hand basin with tiled splashbacks, a radiator and a upvc double glazed window to the front.

First Floor Landing

First floor landing has stairs rising from the ground floor, laminate flooring, useful built-in storage, a radiator and doors off to all first-floor rooms.

Bedroom One

10' x 6' 7" (3.05m x 2.01m)
Bedroom one has laminate flooring, a upvc double glazed window to the rear and a radiator.

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)
Bedroom two has laminate flooring, two doors built in wardrobes with hanging rail and shelving, upvc double glazed window to the rear and a radiator.

Bedroom Three

14' 1" x 8' 9" (4.29m x 2.67m)
Bedroom three has laminate flooring, a radiator and a upvc double glazed window to the front.

Bathroom

The bathroom is fitted with a suite that comprises of bath with shower over and tiled splashbacks, wash hand basin with vanity unit and integral wc, a upvc double glazed window to the front.

Outside

To the front of the property there is a lawn from the garden and a useful brick store and to the rear there is a patio seating area, a garden that is mainly laid to lawn with fencing to boundaries. There is communal parking in a resident's bay.





view this property online williamhbrown.co.uk/Property/LBH115033



welcome to

Warwick Court, Loughborough

- Four Bedroom Investment Property
- Residents Parking
- UPVC Double Glazing
- Open Plan Kitchen Diner
- Ground Floor WC and Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£185,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH115033



Property Ref:
LBH115033 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk