



## MIDDLETON PLACE, LOUGHBOROUGH

£1,050

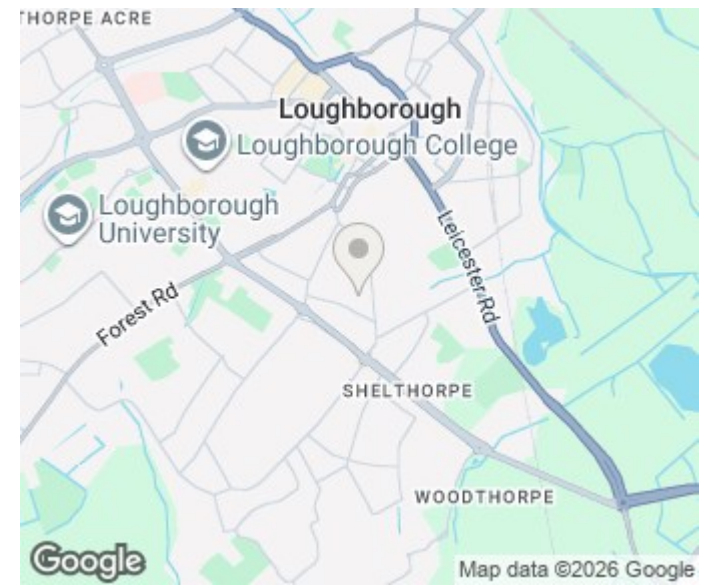
A two bedroom, well presented, mid palisaded terrace property ideally situated within walking distance of the Loughborough town centre. This property has gas central heating and pvc double glazing.

The accommodation comprises of front reception room with bay window, rear reception room with period fireplace, useful downstairs cupboard and stairs of to first floor.

There is a modern fitted kitchen with side door to rear garden, wall and base units, integrated oven and ceramic hob with stainless extractor. The stair and landing with useful walk in storage cupboard off leads to a front bedroom with box bay window and display fireplace, a second rear bedroom with built in cupboard, display fireplace and window to rear and a family bathroom with four piece suite comprising wc, wash hand basin, bath with shower mixer and separate shower cubicle.

Outside there is a small garden to the front and a mature garden to the rear with useful brick stores.

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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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