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NICK HUMPHREYS

SALES • LETTINGS • STUDENT

SINCE 1986

Granville Street, Loughborough, LE11 3BL

£175,000

31 Granville Street, Loughborough, LE11 3BL

A well-presented terrace house located on Granville Street, Loughborough, ideal for first-time buyers, professionals or investors.

The property offers a bright and practical layout, with a welcoming lounge and a fitted kitchen providing good storage and space for appliances. The ground floor also features a bathroom, adding convenience and flexibility.

Upstairs, there are two generously sized bedrooms and a second modern bathroom, offering comfortable living space for residents. The property benefits from permitted on-street parking for up to two vehicles, a valuable feature in this central location.

Tenants currently living in the property earning an income of £9,540 PA, property can be sold with tenants in situ or with the adequate notice sold without.

Situated within easy reach of Loughborough town centre, local amenities, transport links and the university, this home combines comfort with convenience. Early viewing is recommended.



Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : A

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

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 us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

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.

Fixtures, Fittings & Appliances

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

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.

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

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.







Approximate total area⁽¹⁾
718 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
319 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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