



Herbert Street, Loughborough



**£235,000**

- THREE BEDROOM END OF ROW
- SUBSTANTIAL ACCOMMODATION
- GAS CENTRAL HEATED
- DOUBLE GLAZED
- POTENTIAL LOFT ROOM
- PROXIMITY TO TOWN CENTRE
- FREEHOLD
- EPC rating D

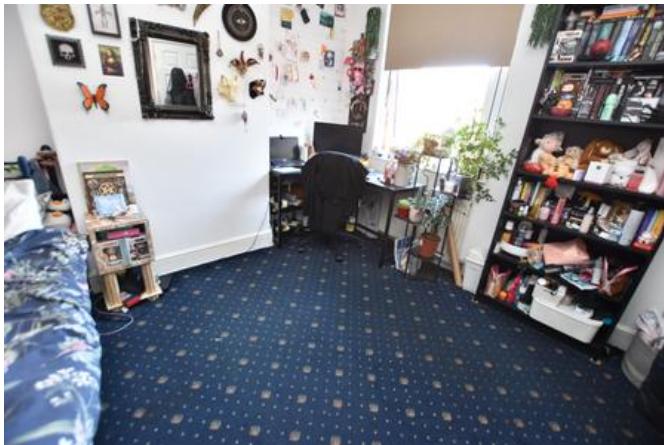


This substantial end of row semi detached Victorian villa has three double bedrooms, two separate reception rooms and the propensity to go in to the roof space from the landing (as some neighbouring properties have done). The location has proximity to Rendell Street Primary school, Limehurst Secondary school, also walking distance to the town centre and railway station.

Fully double glazed and gas central heated, the layout comprises of entrance porch, hallway proving access to the lounge and sitting room, kitchen diner, three bedrooms and a bathroom.

The lounge has an attractive box bay and timber patterned laminate flooring, original coving and ceiling rose. The sitting room has a real flame effect gas fire and a door out to the garden with separate sliding door into the kitchen diner.

The kitchen diner is an impressive size spanning in excess of five and a half metres, is dual aspect with both side and rear elevation double glazed windows, a side access door, tiled floor, comprehensive range of storage units including display cabinets at eye level. Integrated appliances include a five ring stainless steel gas hob, Bosch electric oven, a double sink unit and a double cupboard discreetly housing the modern replacement combination gas central heating boiler.



The under stairs cupboard is useful for additional storage.

At first floor the landing has a metal spindle gallery balustrade, a substantial storage cupboard whereby anyone wanting to go in to the roof space would be accessed from here.

The accommodation at first floor is broader than that at ground floor and the main bedroom spans over five metres with two front elevation double glazed windows, light coloured laminate floor and decorative fireplace.

The second double bedroom is to the rear and this is also spacious with dimmer light switch fitted. The third double bedroom is beyond the bathroom, is neutrally decorated and has two radiators.

The bathroom has a three piece suite with tap mounted shower fitment over the bath, recessed lighting, full tiling to the walls.

Outside at the front, there is a low maintenance forecourt garden whilst at the rear is a concrete patio area with a single step down to a mainly lawned garden which is fully enclosed by timber fencing.

This is an ideal family home but could potentially appeal to an investor. The property is currently let until September 2025 where upon vacant possession is possible. Rent amount per month to be confirmed by the owner.

To find the property, proceed from The Rushes, turning right on to Bridge Street which becomes Toothill Road, turn left in to Herbert Street where the property is on the right hand side identified by the agent's 'For Sale' board.

**PORCH** 0.95m x 0.78m (3'1" x 2'7")

**HALL** 3.53m x 0.8m (11'7" x 2'7")

**LOUNGE** 4.31m x 3.59m (14'1" x 11'10")

**SITTING ROOM** 3.51m x 3.6m (11'6" x 11'10")

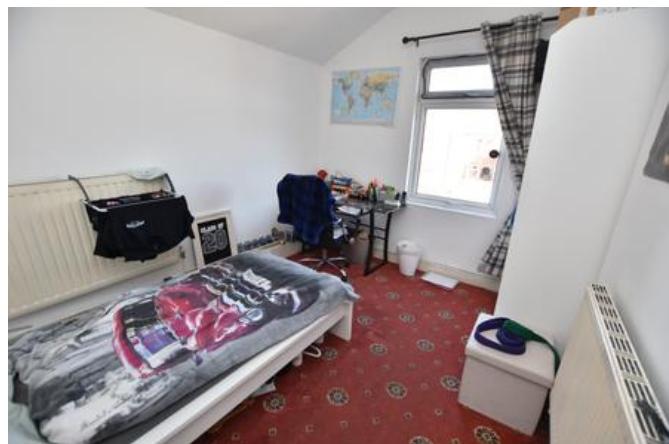
**KITCHEN DINER** 5.63m x 3.02m (18'6" x 9'11")

**BEDROOM ONE** 5.07m x 3.52m (16'7" x 11'6")

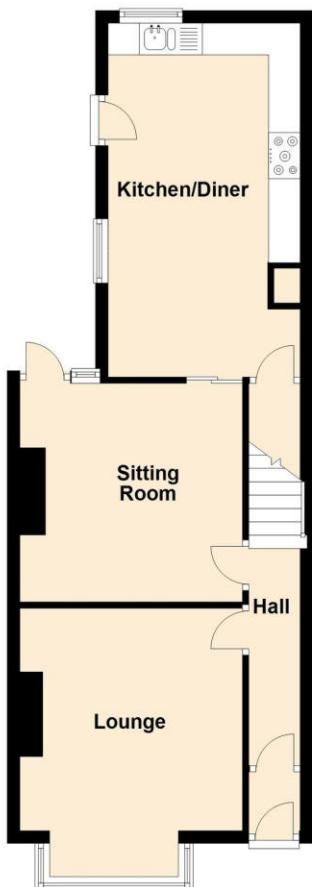
**BEDROOM TWO** 3.24m x 3.57m (10'7" x 11'8")

**BEDROOM THREE** 3.54m x 2.96m (11'7" x 9'8")

**BATHROOM** 1.82m x 1.9m (6'0" x 6'2")



**Ground Floor**  
Approx. 49.6 sq. metres (533.9 sq. feet)



**First Floor**  
Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 103.7 sq. metres (1116.3 sq. feet)

## SERVICES & TENURE

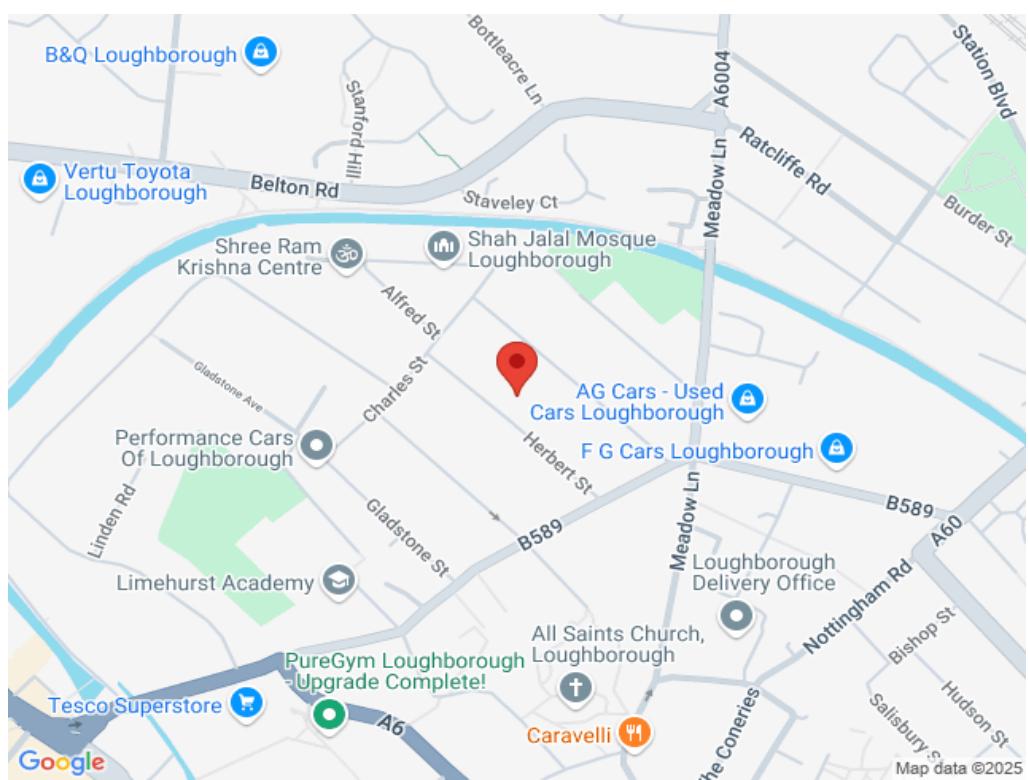
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion upon correct serving of notices to the the current tenant. Charnwood Borough Council - Tax Band B.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



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