





Rosebery Street, Loughborough

william h brown

welcome to

Rosebery Street, Loughborough

** FOR SALE ** This end terraced property is situated in the local town of Loughborough.The property consists of two well proportioned bedrooms, conservatory, lounge, kitchen and bathroom with separate wc. Internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance

Entrance to the property is via a UPVC double glazed front door into the entrance hallway. The entrance hallway has stairs rising to the first floor,

Lounge

11' 11" x 14' (3.63m x 4.27m)
The lounge has a gas fireplace, coving to the ceiling, ceiling rose, a radiator, laminate flooring and a upvc double glazed bay window to the front elevation.

Kitchen

The kitchen is fitted with a range of base and wall mounted units, tiled flooring, gas hob, space and plumbing for a washing machine, stainless steel sink with drainer, tiled splashbacks, space for a dining table and chairs and a upvc double glazed window to the rear elevation.

Conservatory

14' x 6' (4.27m x 1.83m)
The conservatory has tiled flooring, a radiator, door to the rear, some single glazing and a upvc double glazed window to the rear elevation.

First Floor Landing

The first floor landing has carpeted flooring, stairs rising from the ground floor and doors to all first floor rooms.

Bedroom One

13' x 11' (3.96m x 3.35m)
Bedroom one has laminate flooring, coving to the ceiling, a radiator and a upvc double glazed window to the front elevation.

Bedroom Two

13' x 7' (3.96m x 2.13m)
Bedroom two has laminate flooring, coving to the ceiling, a radiator and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom is fitted with a three piece suite comprising of P shaped bath with shower over and hand wash basin set within a vanity unit, ceiling spotlights, heated towel rail, tiled flooring, extractor fan and a upvc double glazed window to the rear elevation.

Separate Wc

The separate wc has a low level wc, hand wash basin set within a vanity unit, heated towel rail and tiled walls and flooring,

Outside

To the front of the property there is a small walled garden to the front door,a narrow drive leading to a single garage and a side door leading to the conservatory. to the rear of the property there is a patio seating area and lawn which is fenced to all boundaries and a separate outbuilding.





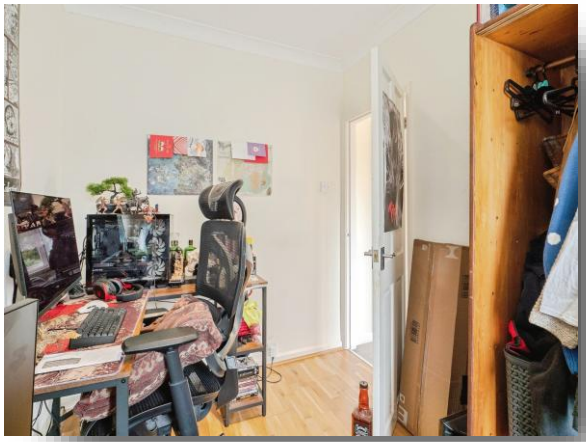


Garage

19' x 8' (5.79m x 2.44m)
The garage has electricity and lighting with a manual up and over door.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



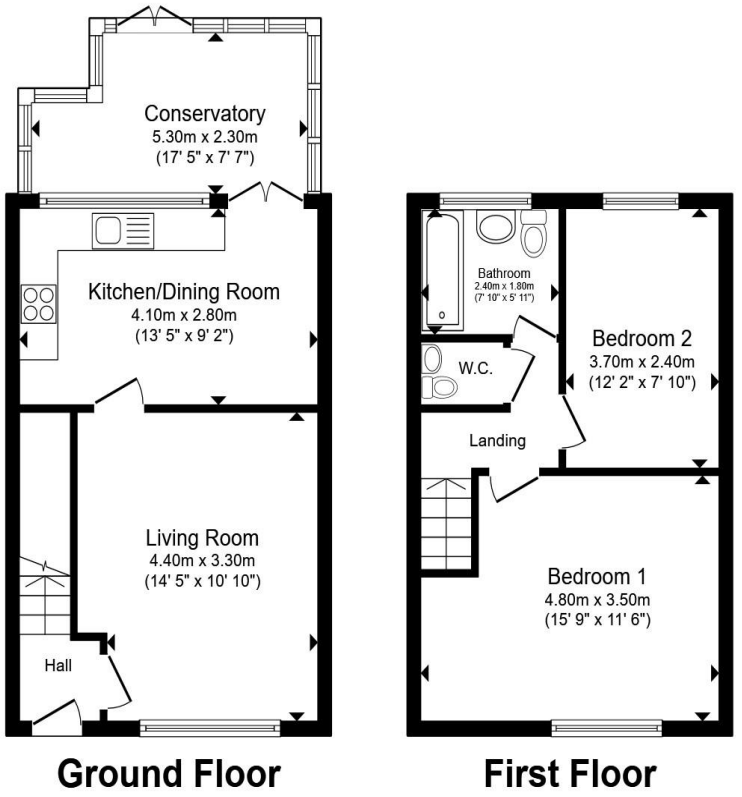
welcome to

Rosebery Street, Loughborough

- End Terraced Property
- Two Bedrooms
- Single Garage
- kitchen diner & conservatory
- Bathroom with a seperate W/C

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£185,000



Total floor area 77.8 m² (837 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
LBH116008 - 0005

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