



Cabin Leas, Loughborough

welcome to

Cabin Leas, Loughborough

A great opportunity to acquire this two-bedroom terraced house close by to the town centre and train station. This property makes an ideal first time buy or investment purchase and must be viewed to be fully appreciated!

Entrance

Entrance to the property is via a upvc double glazed front door.

Lounge

14' 2" x 12' (4.32m x 3.66m)

The lounge has laminate flooring, gas fireplace, under stairs storage and stairs rising to the first floor, opening to the kitchen diner, a radiator and a upvc double glazed window to the front.

Kitchen Diner

8' x 12' (2.44m x 3.66m)

The kitchen is fitted with a range of base and wall mounted units, electric cooker and hob, extractor fan, space and plumbing for a washing machine, space for a fridge freezer and a upvc double glazed window to the door and upvc door to the rear garden.

First Floor Landing

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

Bedroom One

8' x 12' (2.44m x 3.66m)

Bedroom one has laminate flooring, a radiator and a upvc double glazed window.

Bedroom Two

12' 1" x 7' 1" (3.68m x 2.16m)

Bedroom two has laminate flooring, a radiator and a upvc double glazed window.

Outside

To the front of the property there is a driveway offering off road parking. To the rear of the property there is a decking area with canopy over and a patio seating area, all fenced in to boundaries.





view this property online williamhbrown.co.uk/Property/LBH115548



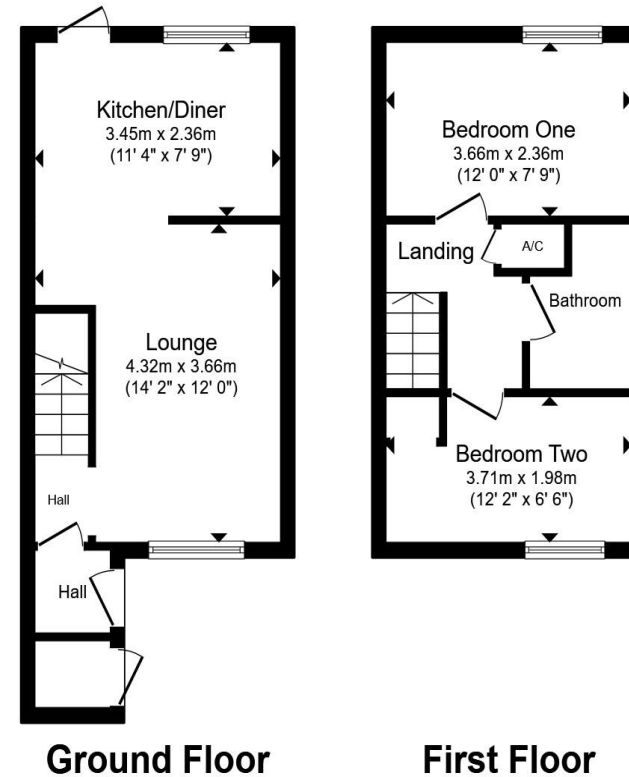
welcome to

Cabin Leas, Loughborough

- CHAIN FREE
- Renovated Throughout
- Gas Central Heating and UPVC Double Glazing
- Off Street Parking
- Close To The Grand Union Canal

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

£195,000



Total floor area 52.2 m² (561 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



view this property online williamhbrown.co.uk/Property/LBH115548



Property Ref:
LBH115548 - 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