



**Paget Street, Loughborough**

**welcome to**

## **Paget Street, Loughborough**

A well-presented three-bedroom mid-terrace property offering flexible ground-floor living, a kitchen, bathroom, three bedrooms and a private rear garden. Ideally located close by to local shops, transport links, and the town centre. Ideal first-time purchase or investment.

### **Entrance**

Entrance to the property is via a UPVC front door and into the dining room.

### **Dining Room**

11' 5" x 11' 9" ( 3.48m x 3.58m )

Accessed via the front door with double glazed window to the front, wooden style laminate flooring, radiator and access through to the living room.

### **Lounge**

12' x 11' 9" ( 3.66m x 3.58m )

The living room offers continuing laminate flooring, radiator, double glazed window to the rear, stairs rising to the first floor and access through to the kitchen and the cellar.

### **Kitchen**

10' 6" x 6' 2" ( 3.20m x 1.88m )

The galley kitchen is fitted with a range of wall and base units, tiled splashbacks, and integrated electric oven and hob, complemented by a window overlooking the garden. Access leads through to the bathroom at the rear.

### **Ground Floor Bathroom**

A clean and functional bathroom fitted with a white suite including bathtub with overhead shower, WC, pedestal sink, neutral tiling and a frosted window.

### **First Floor Landing**

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

### **Bedroom One**

11' 9" x 11' 5" ( 3.58m x 3.48m )

Bedroom one offers carpeted flooring, a radiator, and a front--facing window

### **Bedroom Two**

12' x 8' 8" ( 3.66m x 2.64m )

Bedroom two offers carpeted flooring, a radiator, and a rear-facing window

### **Bedroom Three**

8' 3" x 6' 2" ( 2.51m x 1.88m )

Bedroom three has carpeted flooring, rear facing window and a radiator.

### **Outside**

Traditional brick frontage with on-street parking available. Located in a well-established residential street within reach of amenities and transport links. A low-maintenance paved garden with fenced boundaries, providing a private outdoor area suitable for seating, storage, or further landscaping. Rear access is also available, making it practical for bicycles, bins, or gardening equipment.







***view this property online*** [williamhbrown.co.uk/Property/LBH115407](http://williamhbrown.co.uk/Property/LBH115407)



welcome to

## Paget Street, Loughborough

- Ideal For First Time Buyers or Investors
- Private Rear Garden
- Three Bedrooms
- On Street Parking
- Ground Floor Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£190,000**



Total floor area 90.7 m<sup>2</sup> (976 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](http://www.propertybox.io)

  
william  
h brown

**view this property online** [williamhbrown.co.uk/Property/LBH115407](http://williamhbrown.co.uk/Property/LBH115407)



Property Ref:  
LBH115407 - 0006

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](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**