



Armitage Close, Loughborough

welcome to

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** FOR SALE WITH TENANTS** this two-bedroom end terrace occupying a position close to Loughborough town centre and benefitting from off road parking. Property benefits from gas fired central heating and upvc double glazing. Internal viewing is recommended to appreciate the accommodation on offer.

Entrance

The property is entered via an entrance porch and a upvc double glazed front door and an internal door into the entrance doorway. The entrance hallway has a radiator, stairs off to the first floor and doors off to ground floor rooms.

Kitchen

9' 10" x 5' 10" (3.00m x 1.78m)
The kitchen has vinyl flooring, a range of base and wall mounted units with roll edge work surfaces over, gas hob with overhead extractor, plumbing for a washing machine, space for a fridge freezer, wall mounted central heating boiler, a radiator and a upvc double glazed window to the front.

Lounge

15' 8" x 11' 10" (4.78m x 3.61m)
The lounge has a coal effect gas fire with useful under stairs storage, patio doors which open onto the rear garden.

Landing

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

Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m)
Bedroom one has a useful built in storage cupboard, upvc double glazed window to the front and a radiator.

Bedroom Two

11' 10" x 9' 4" (3.61m x 2.84m)
Bedroom two has a upvc double glazed window to the rear and a radiator.

Bathroom

The bathroom has vinyl flooring and a three-piece suite comprising of bath with electric shower over and tiled splashbacks, low level wc, a pedestal wash hand basin. There is a upvc double glazed window to the side, extractor fan and a radiator.

Outside

Outside to the property there is a pathway leading to the front door, with a walled front fore garden with side gated access to the rear. There is a driveway to the front providing offroad parking for two vehicles and the rear garden has a patio seating area, a lawn with borders and is fenced and enclosed to boundaries.

Agents Note

This property is to be sold with tenants in situ and unable to be sold with vacant possession.





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Armitage Close, Loughborough

- No Onward Chain
- Tenants in Situ
- Two Well-Proportioned Bedrooms
- UPVC Double Glazing and Gas Fired Central Heating
- Lounge Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£150,000



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.focalagent.com

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Property Ref:
LBH115345 - 0006

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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.



01509 214686



loughborough@williamhbrown.co.uk



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



williamhbrown.co.uk