



**Cartwright Street, Loughborough**

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## **Cartwright Street, Loughborough**

A well-presented traditional three-bedroom Victorian terrace located in Loughborough. Providing and excellent first-time buyers or investment being well served for Loughborough town centre, University and Loughborough railway station providing services to London St. Pancras and East Midlands airport

### **Lounge**

11' 9" x 15' 4" ( 3.58m x 4.67m )

The lounge has carpeted flooring, a radiator, stairs off to the first floor, door into the kitchen and a upvc double glazed window to the rear elevation.

### **Dining Room**

11' 9" x 12' 1" ( 3.58m x 3.68m )

The dining room has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

### **Kitchen**

12' 7" x 7' ( 3.84m x 2.13m )

The kitchen is fitted with a range of base and wall mounted units, has vinyl flooring, tiled walls, sink with drainer, space for a fridge freezer and washing machine and a upvc double glazed window to the side elevation.

### **Bedroom One**

13' 4" x 12' 2" ( 4.06m x 3.71m )

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

### **Bedroom Two**

10' 3" x 12' 3" ( 3.12m x 3.73m )

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bedroom Three**

12' 6" x 7' 1" ( 3.81m x 2.16m )

Bedroom three has carpeted flooring, a radiator, storage cupboard and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom has a three-piece suite which comprises of panel bath with shower over, hand wash basin and low level wc. The bathroom also benefits from tiled walls and a upvc double glazed window to the rear elevation.

### **Outside**

To the front of the property there is on street parking. To the rear of the property there is an enclosed garden with shared access, fencing to all boundaries, a patio area and two sheds.





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## Cartwright Street, Loughborough

- No Upward Chain
- Victorian Terrace
- Close to Town Centre and Train Station
- Three Well Proportioned Bedrooms
- Gas Fire Central Heating

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£175,000**



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](http://www.focalagent.com)

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Property Ref:  
LBH115149 - 0008

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