



Middleton Place | | Loughborough | LE11 2BY

Asking price £200,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

Middleton Place |
Loughborough | LE11 2BY
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**** IN NEED OF COMPLETE MODERNISATION AND RENOVATION ****

An outstanding and rare opportunity to take this large Victorian Villa set in a very desirable location, within a designated Conservation Area, surrounded by character homes and create a sympathetically modernised property. This property would have an open market value of around £260,000 when completely renovated. The accommodation comprises two reception rooms, kitchen, two bedrooms and bathroom. Outside is a generous rear garden with a number of outbuildings. NO UPWARD CHAIN.

- **** IN NEED OF MODERNISATION ****
- Sought After Residential Location
- Bay Fronted Villa
- Two Bedrooms
- Complete Renovation Required
- Outstanding Renovation Opportunity
- Value Circa £260,000 when Renovated
- Two Reception Rooms
- Various Outbuildings
- No Upward Chain

Reception 1

A spacious room with bay window and feature fireplace.

Reception 2

A spacious room with window to the rear, feature fireplace, cupboard and door to staircase.

Kitchen

In need of complete renovation, door and window to the side.

Landing

Access to all rooms.

Bedroom 1

A large bedroom with window to the front.

Bedroom 2

A spacious double room with feature fireplace and window to the rear.



"A great renovation opportunity"



Bathroom

In need of renovation, with a three piece suite and window to the rear.

Outside

The property has a palisaded front garden, shared side access to the rear. The rear garden is overgrown, of a good size and with a range of outbuildings.

The Area

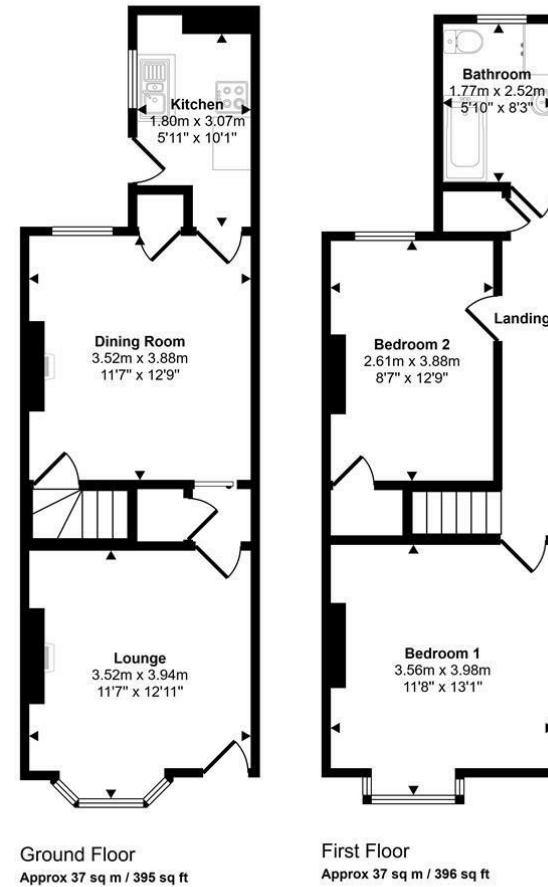
This property is within walking distance to the town centre with its vast array of national chain and independent shops. There is a market on a Thursday and Saturday. The Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. The property is set within an attractive conservation area of character homes.

Extra Information

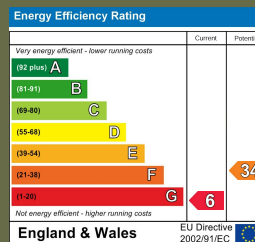
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelio Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



Approx Gross Internal Area
73 sq m / 791 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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