Holders

A Modern Estate Agent









6 Bampton Street, Loughborough, LE11 2DR

£230,000

Holders are delighted to bring to the market this attractive and well-presented four bedroom terraced home in the centre of town, offering spacious and versatile accommodation throughout.

The ground floor comprises a welcoming lounge featuring a bay window, providing plenty of natural light, together with a useful understairs storage cupboard. To the rear is a separate dining room which leads through to the refurbished kitchen, fitted with an oven, hob and extractor hood, along with additional space for freestanding appliances. Completing the ground floor accommodation is a recently fitted bathroom suite, comprising a shower over the bath. A rear door provides access to the enclosed, low-maintenance garden.

To the first floor, the landing benefits from a useful hanging rail and provides access to three well-proportioned bedrooms, along with a separate shower room. A further staircase leads to the second floor, where the converted attic bedroom benefits from Velux windows, creating a light and versatile additional space.

Further benefits include gas-fired central heating, UPVC double glazing and the advantage of being offered to the market with NO UPWARD CHAIN.

Viewing is highly recommended to fully appreciate the accommodation on offer. Contact our office today to arrange your appointment.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

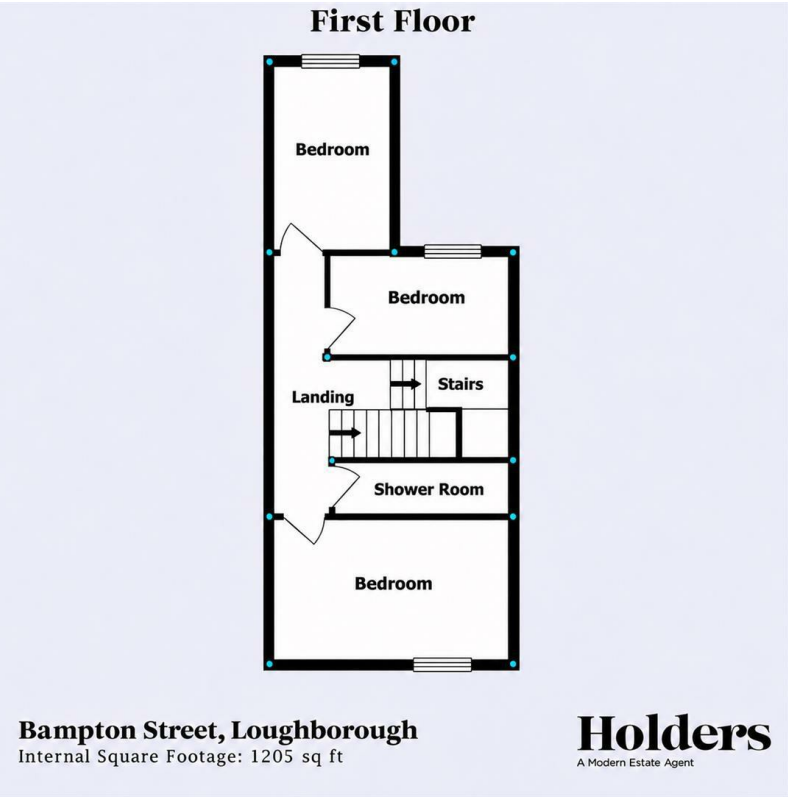
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

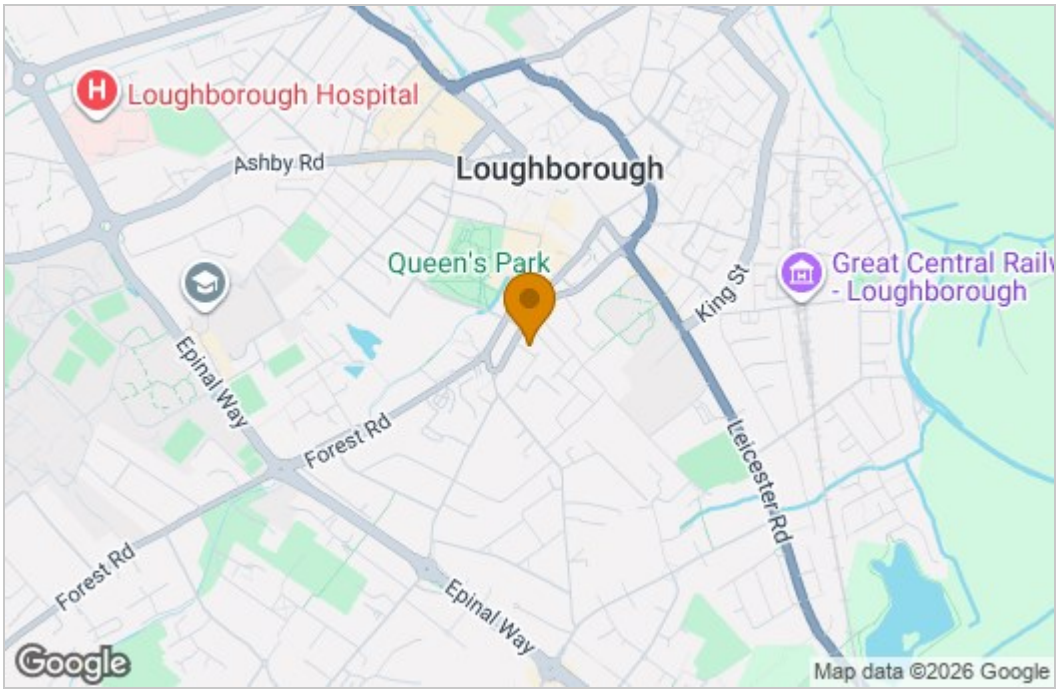
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

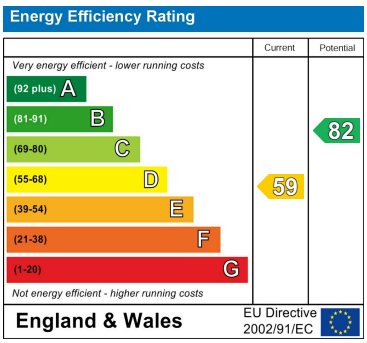




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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