Holders

A Modern Estate Agent









16 Russell Street, Loughborough, LE11 1BL

£165,000

A traditional mid-terraced property offering two reception rooms, a fitted kitchen, ground floor bathroom and two double bedrooms, ideally suited to first-time buyers or investors. Conveniently located within walking distance of Loughborough town centre, with its extensive amenities and excellent transport links.

Summary

This traditional mid-terraced property presents an excellent opportunity for first-time buyers and investors alike. Ideally positioned within easy walking distance of Loughborough town centre, the property offers well-proportioned accommodation comprising two reception rooms, a fitted kitchen, ground floor bathroom and two double bedrooms.

The property is entered via the front reception room, which provides a comfortable living space and leads through to a second reception room, offering flexibility for dining and entertaining. Beyond this is the kitchen, fitted with a range of wall and base units incorporating an integrated oven and hob, with the ground floor bathroom conveniently positioned to the rear and comprising a panelled bath, wash basin and WC.

To the first floor, the landing gives access to two generous double bedrooms, with the second bedroom benefiting from useful built-in storage. Externally, the property further benefits from a rear garden, providing valuable outdoor space.

Russell Street is conveniently situated for Loughborough town centre, where a comprehensive range of shops, cafés, restaurants, bars and leisure facilities can be found. The property is also well placed for Loughborough railway station, offering regular services to London St Pancras, together with convenient access to the M1 motorway and East Midlands Airport. With its convenient location and appealing accommodation, this property represents an excellent opportunity for those seeking a home close to the town centre or an investment purchase.

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.

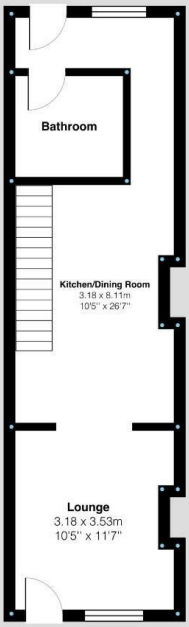
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

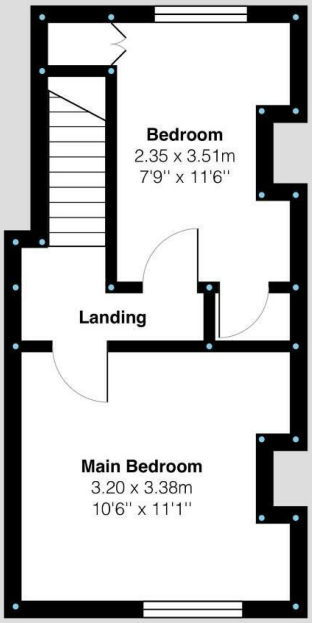
Ground Floor



Russell Street, Loughborough
Internal Square Footage: Approx 667 sqft

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First Floor



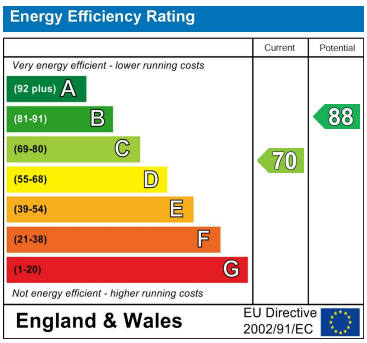
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Area Map



Energy Efficiency Graph



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