



**Station Street, Loughborough**

**welcome to**

## **Station Street, Loughborough**

Located within the golden triangle is this spacious, two-bedroom mid terraced property which would make an ideal first time buy or investment! Situated within walking distance of local amenities including Lidl, Sainsbury's and has excellent public transport links.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the lounge.

### **Lounge**

10' x 11' 4" ( 3.05m x 3.45m )

The lounge has coving to the ceiling, gas fireplace, carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

### **Dining Room**

11' 3" x 12' 2" ( 3.43m x 3.71m )

The dining room has carpeted flooring, fireplace, stairs to the first floor and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom is located on the ground floor and is fitted with a three-piece suite which includes a shower cubicle, hand wash basin, low level wc, vinyl flooring, ceiling spotlights, water tank from the solar panel and a upvc double glazed window to the rear elevation.

### **First Floor Landing**

The first-floor landing has carpeted flooring, two radiators and doors to all first-floor rooms.

### **Bedroom One**

12' 8" x 11' 2" ( 3.86m x 3.40m )

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

### **Bedroom Two**

12' x 9' 5" ( 3.66m x 2.87m )

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

### **Outside**

To the front of the property there is on street permit parking and side access via a shared alleyway. To the rear of the property there is shared access, garden shed, patio seating area and a lawn that is fenced to all boundaries.





***view this property online*** [williamhbrown.co.uk/Property/LBH115504](http://williamhbrown.co.uk/Property/LBH115504)



welcome to

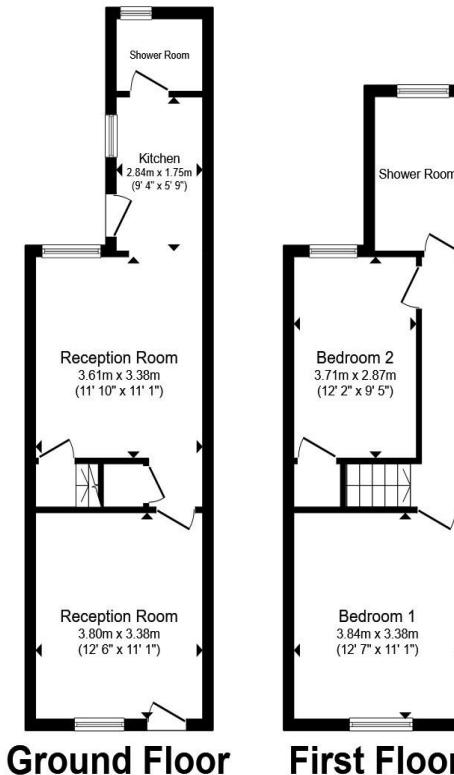
## Station Street, Loughborough

- Golden Triangle
- Two Well-Proportioned Bedrooms
- On Street Parking
- Ideal First Time Buy or Investment
- Fitted Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£190,000**



**Ground Floor**

**First Floor**

Total floor area 70.3 m<sup>2</sup> (757 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/LBH115504](http://williamhbrown.co.uk/Property/LBH115504)



Property Ref:  
LBH115504 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

 **william h brown**



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)