



King Edward Road | Loughborough | LE11 1RZ

Asking price £225,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Situated in a well established location backing onto the historic Great Central Heritage Steam Railway, this well-presented three bedroom character townhouse offers spacious and convenient living within easy reach of the town centre, local amenities, and excellent transport links. Internally, the property provides generous accommodation comprising a spacious hallway, living room with bay window, fitted dining kitchen, three well-proportioned bedrooms, and a family bathroom. Outside, there is a private rear garden, providing a pleasant outdoor space for relaxation and entertaining. The property benefits from being set in a desirable location close to Loughborough Town Centre and Loughborough Midland Mainline Train Station approximately a 10-15 minute walk away. Viewing is essential to fully appreciate.

Traditional Bay Fronted Townhouse	Constructed Circa 1930's
Character Property	Walking Distance to Town Centre
Three Bedrooms	Spacious Living Room
Large Dining Kitchen	Generous & Pretty Rear Garden
Various Storage Rooms	No Upward Chain

Entrance Hall
Gives access to-

Living Room
A large room with round bay window toward the front.

Kitchen
Fitted with a range of wall and floor mounted units, space for appliances and window and door to the rear.

First Floor Landing
Gives access to-

Bedroom 1
A large double bedroom with window to the front.



*'Set in an
Established
Location
Close to
Town'*



Bedroom 2

A spacious double bedroom with window to the rear.

Bedroom 3

With a window to the front.

Bathroom

Fitted with a three piece suite comprising low level flush W/c, wash hand basin and bath with shower over. There is a window to the rear.

Outside

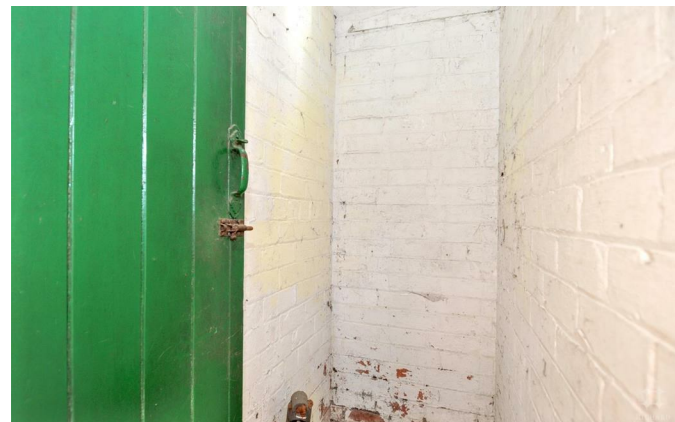
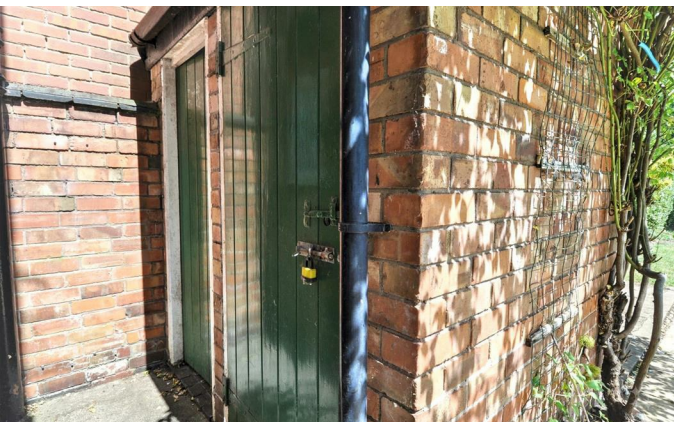
There is a small front garden leading to the front porch, shared side access passage, enclosed rear garden with outbuildings for storage and views of the railway.

The Area

The property sits in a position only 10 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 20 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 30 min walk away.

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.

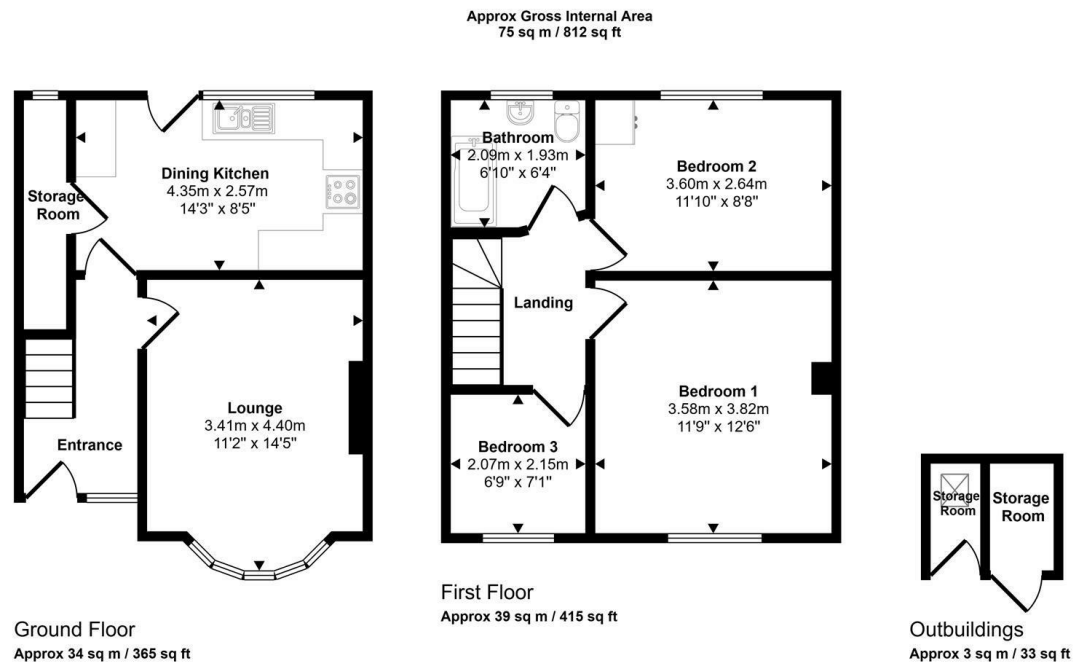
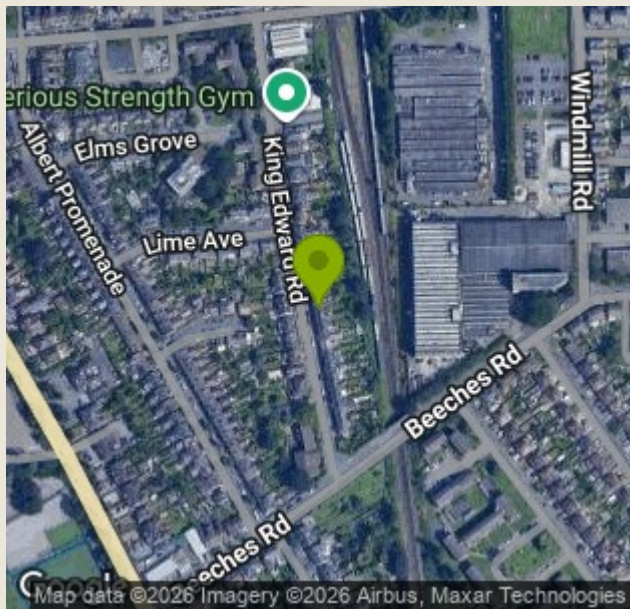


- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend 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 Chamelo 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.

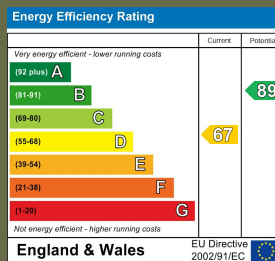


*'A Lovely Row
of Character
Townhouses'*





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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