



**Ratcliffe Road, Loughborough**

**welcome to**

## **Ratcliffe Road, Loughborough**

We are pleased to bring to the market this charming two-bedroom mid terrace in Loughborough. The property is ideally located on the edge of the town in close proximity to the train station. This property makes an ideal first time buy or investment purchase! Call today to arrange your viewing.

### **Entrance**

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

### **Lounge**

11' 8" x 12' 3" ( 3.56m x 3.73m )

The lounge has wooden flooring, coving to the ceiling, a radiator and a door leading to the dining room.

### **Dining Room**

11' 8" x 12' 1" ( 3.56m x 3.68m )

The dining room has wooden flooring, a gas fireplace, newly plastered ceiling with coving, a radiator and a door to the kitchen and the ground floor stairs.

### **Kitchen**

6' 3" x 12' 3" ( 1.91m x 3.73m )

The kitchen is fitted with a range of base and wall mounted units, stainless steel sink with drainer, integrated oven and hob, partially tiled walls, space and plumbing for a washing machine, space for a fridge freezer, roll edge work surfaces, vinyl flooring, door to the ground floor shower room and a upvc door to the rear garden.

### **Ground Floor Shower Room**

The ground floor shower room comprises of a three-piece suite including low level wc, hand wash basin and corner shower cubicle with shower over. The ground floor shower room has tiled walls, a upvc double glazed window to the side elevation and is currently under renovation.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

### **Bedroom One**

12' 3" x 8' 8" ( 3.73m x 2.64m )

Bedroom one has a upvc double glazed window to the rear, carpeted flooring, a radiator, stand-alone wardrobes and access to the loft which is insulated but not boarded.

### **Bedroom Two**

11' 8" x 12' 4" ( 3.56m x 3.76m )

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

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of panelled bath with shower over, low level wc and hand wash basin, vinyl flooring, partially tiled walls, boiler that was replaced in 2019 and a upvc double glazed window to the front elevation.

### **Outside**

To the front of the property there is on street parking and access to the rear via a shared alleyway. To the rear of the property there is a garage with double garage doors, shared access and a patio seating area.





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## Ratcliffe Road, Loughborough

- Ideal First Time Buy or Investment
- UPVC Double Glazing
- Gas Central Heating
- Lounge & Separate Dining Room
- Two Bathrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in the region of

**£204,750**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115486 - 0007

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