



NICK HUMPHREYS
SALES • LETTINGS • STUDENT

SINCE 1986

Hastings Street, Loughborough, Leicestershire, LE11 5AX

£189,950

5 Hastings Street, Loughborough, Leicestershire, LE11 5AX

Welcome to Hastings Street!

An exciting opportunity to purchase this one-of-a-kind three-bedroom end-terrace home.

This unique property is not to be missed — call us today for more information!

The house features an open-plan living and kitchen area, as well as a converted cellar into a utility, offering a versatile and usable space. Upstairs, there are three bedrooms and a family bathroom. Externally, you'll find a spacious, enclosed rear garden with ample storage.

The property is currently let to professionals at £950.00 per calendar month, which we believe could be improved upon making this an ideal purchase for both owner-occupiers and investors alike.



Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : A

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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