

# Holdere

A Modern Estate Agent



6 Russell Street, Loughborough, LE11 1BL

£170,000

Holdere Estate Agents are delighted to bring to market this fully renovated three bedroom mid terrace home. The property offers the perfect blend of character, and modern convenience. Ideal for first-time buyers, young professionals, or investors, the home is just a short walk from Loughborough town centre, the train station, and local amenities. In brief the accommodation comprises two reception rooms, galley kitchen, lobby, downstairs shower room, three bedrooms, on street parking and private rear garden. The property has been newly renovated throughout and is move in ready.

## Summary

Upon entry to the property through the front door, you arrive in the lounge, which features a double-glazed window facing the front and new carpet flooring. From the lounge there is a door that takes you to the dining room/second reception room.

The dining room equipped with a double glazed window at the rear overlooking the garden, a door that provides access to the kitchen and a door to the stairwell rising to first floor.

The newly fitted galley kitchen is equipped with a range of matching wall and base units with countertops above, under counter space and plumbing for washing machine, under counter space for a fridge, integrated electric oven with electric hob and extractor over and a door leading to the rear lobby, which provides access to the ground floor shower room and a back door that opens to the rear garden.

The shower room on the ground floor features a newly fitted three piece suite that includes a low flush w.c., pedestal wash hand basin and a shower cubicle. Additionally, there is a frosted window on the rear elevation and tile effect flooring.

Ascending from to the first floor you arrive on the landing which provided access to all three bedrooms.

Bedroom one is a great sized double room at the front of the home, there is also a useful storage cupboard in here which also provides access to the loft.

The second bedroom is situated at the rear of the property and is a double room with a window providing a nice outlook over the rear garden.

Bedroom three is also situated at the rear of the property, and is a comfortable single room.

Outside there is on street permit parking. To the rear is a low maintenance garden mainly laid to patio with gravelled borders, feature tree and kept secure by wooden fencing.

## 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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)



Floor Plan

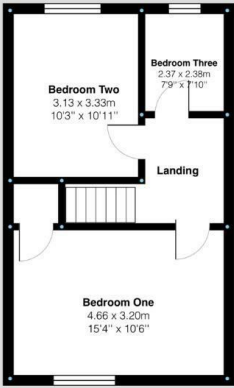
Ground floor:



Russell Street, Loughborough  
Internal Square Footage: Approx 850 sq.ft

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First Floor:



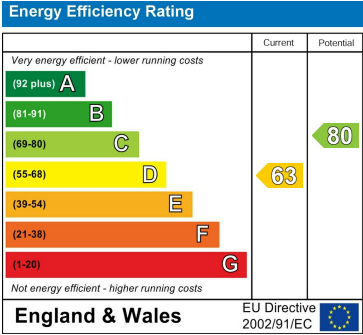
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Area Map



Energy Efficiency Graph



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

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