

Newbon Close | | Loughborough | LE11 4WJ

Asking price £169,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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A well presented mid town house, set in a tucked away position. The property offers an excellent opportunity for a first time buyer or downsizer to acquire a property offering outstanding value for money. Benefitting from a generous floorplan with two good sized bedrooms to the first floor and a bathroom. The ground floor offers a living room and dining kitchen with access to the large garden through sliding doors. To the rear, there is an enclosed low maintenance garden. This home is offered with No Upward Chain.

- Modern Mid Town House
- Two Bedrooms
- Enclosed Rear Garden
- Close to Local Amenities
- Ideal FTB or Downsize
- Tucked Away Position
- Large Living Room
- Popular Residential Area
- No Upward Chain
- Viewing Recommended

Porch
With Upvc door to the front, access to the lounge.

Lounge
A spacious room with a window to the front and a feature fireplace style surround. There is also a staircase rising to the first floor.

Dining Kitchen
With a range of wall and base mounted units and space for appliances. There is a sliding door to the rear.

First Floor Landing
Gives access to-

Bedroom 1
A spacious double bedroom with a window to the rear.

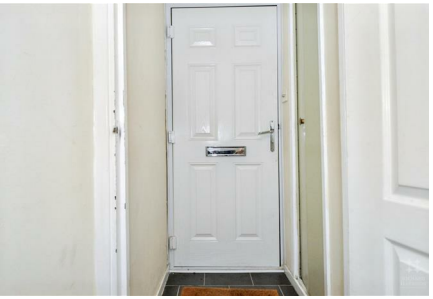
Bedroom 2
A good size bedroom with window to the front.







'No Upward Chain'











Bathroom
A three piece suite with a bath and tap fitted shower over, low level flush W/c and wash hand basin.

Outside
The property has a small front garden as well as an enclosed low maintenance rear garden. There is a communally accessed car park where the property has allocated parking.

The Area
The property is set within a popular area only a short approx 5 minute walk to the Loughborough University Campus on the Athletics Track side. There are nearby facilities including Booth Wood Primary School, Charnwood College and various shops. The town centre is easily accessible, as is the A512/M1. Loughborough train station provides a direct link to London St Pancras in under 1hr 40mins. There are a number of picturesque walks nearby on the old railway line towards Jubilee Park.

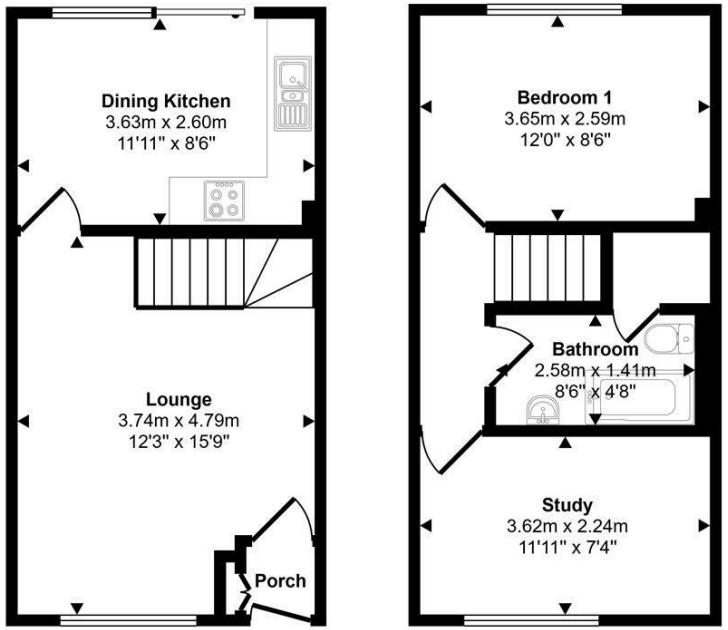
Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence 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.







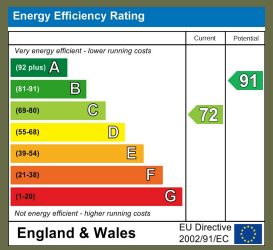
Approx Gross Internal Area
55 sq m / 594 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft

First Floor
Approx 27 sq m / 295 sq ft

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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