

Hudson Street
Loughborough, LE11 1EJ



Offered to market with no upward chain and benefiting from off road parking, this well-presented family home has a proven track record as a rental investment.

Guide Price £230,000



John German

Located just a short distance from the amenities of the town centre, as well as the train station, this well presented and characterful property is offered to market with no upward chain – offering excellent scope as a family home or as an investment – with a proven rental track record.

With a driveway providing off road parking, there is a car port to the side and detached garage having up and over door to the front.

The front entrance door opens into the hallway, where stairs rise to the first floor and doors lead off to the downstairs rooms.

There is a useful downstairs wc, hosting a wc and hand wash basin, located off the entrance hall.

The two reception rooms are joined via sliding doors, with the lounge to the front aspect having a double-glazed bay window.

Laminate floor runs through, with the dining room to the rear, having double glazed window looking out towards the rear garden.

Also to the rear aspect, the kitchen is appointed with a comprehensive range of wall and base level storage units, work surface over and tiled splashbacks. There is also ample appliance space, a stainless-steel sink and drainer unit beneath the double glazed window and tiled flooring. An external door leads out to the driveway.

Upstairs, the landing has doors off to the three bedrooms, and family bathroom. Both bedrooms one and two are very good sized doubles, with the third offering use as a single – or even a study/home office, providing the option for home working.

The bathroom comprises a white suite, with part tiling. There is a panelled bath, pedestal hand wash basin and low level wc, with double glazed window and wall mounted electric shower.

Outside, the rear garden is laid largely to lawn, with there being a patio seating area towards the rear of what is a good-sized garden. The garage has double glazed windows to the side aspect, with there being gated access out to the driveway and carport.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.charnwood.gov.uk

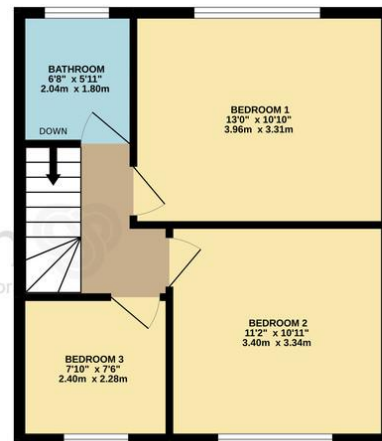
Our Ref: JGA/05102022

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B

GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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