

School Street

Loughborough, LE11 1BP



Having been modernised by the current owners and offered to market with the benefit of no upward chain, this spacious property is ideally situated for convenient access to the amenities of the town centre.

Guide Price £180,000

John German

Located within easy reach of the town centre amenities, this traditional mid terraced property has undergone modernisation by the current owners, providing spacious accommodation for family living.

Arranged over three floors, there are two reception rooms and three double bedrooms, with the property also benefiting from cellar storage and a rear garden.

The ground floor comprises an entrance hallway, with stairs rising to the first floor and doors leading off to the cellar and downstairs reception rooms.

To the front, the first of the reception rooms would be well suited as a lounge, having a double glazed window to the front aspect, with central heating radiator beneath.

Continuing through, the second reception room is adjacent to the kitchen and would serve well as a dining room, with window to the rear and also a feature internal window to the stairwell.

The refitted kitchen comprises both wall and base level storage units with work surface over. There is an integral oven, hob and stainless steel sink with further undercounter appliance space. A window looks out to the rear with a door providing garden access.

The first floor landing gives access to two of the double bedrooms, situated to the front and rear respectively, serviced by the spacious bathroom, hosting a white suite with panelled bath and shower over, low level WC and hand wash basin.

Heading up to the second floor, there is an impressively sized room which offers a great space for a main bedroom, with a window to the front, central heating radiator, sockets and aerial point.

Externally, the property has gated rear access in addition to the low maintenance garden that is laid with artificial lawn and patio, offering an outdoor seating area.

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

Property construction: Brick

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/06032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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