



89 Byron Street, Loughborough

£275,000 Freehold

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This exciting home consists of a notably spacious entrance hallway, which runs centrally throughout the home and provides access to the generous ground floor accommodation. A real highlight of the property is the sizeable living room, measuring over twenty feet in length, and is equipped with a charming set of french doors opening into the rear garden. Parallel to the lounge lies the delightful kitchen, benefitting from traditional timber-fronted cabinetry, a fabulous integrated double oven and an electric hob. The ground floor is completed by two spacious bedrooms, each of which is bay-fronted and capable of housing super-king size beds with ease.

The upper floor of the home is likely to be of particular interest to many, with a spacious landing providing access to the spacious rear-facing third bedroom. A significant portion of the roof space remains undeveloped, and we envisage that a fourth bedroom could be formed out of the existing roof space with ease, subject to the relevant permissions.

Externally, the property is served by a block-paved driveway, side passage and a low-maintenance rear garden.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



Hallway

Living Room

20' 10" x 13' 10" (6.36m x 4.21m)

Kitchen

11' 11" x 11' 6" (3.62m x 3.50m)

Bedroom One

16' 4" x 12' 11" (4.99m x 3.93m)

Bedroom Two

14' 4" x 12' 6" (4.37m x 3.80m)

Bathroom

10' 7" x 5' 7" (3.23m x 1.69m)

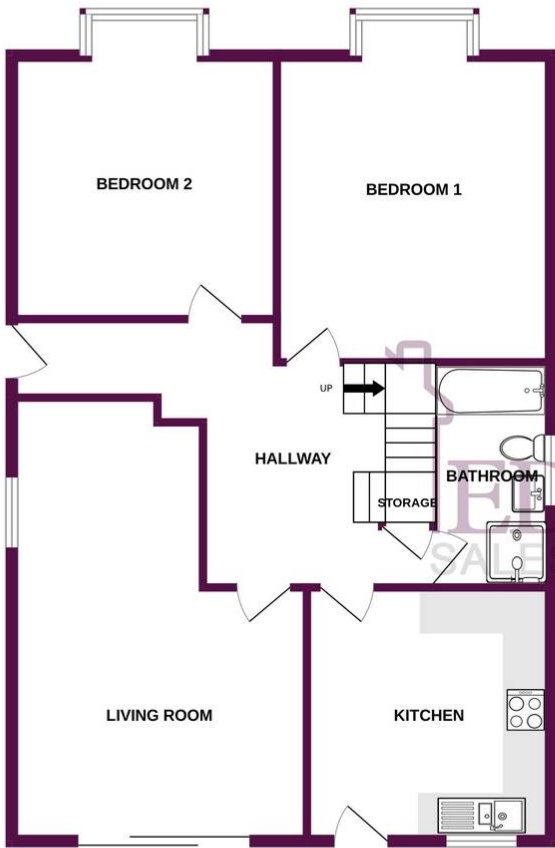
First Floor Landing

Bedroom Three

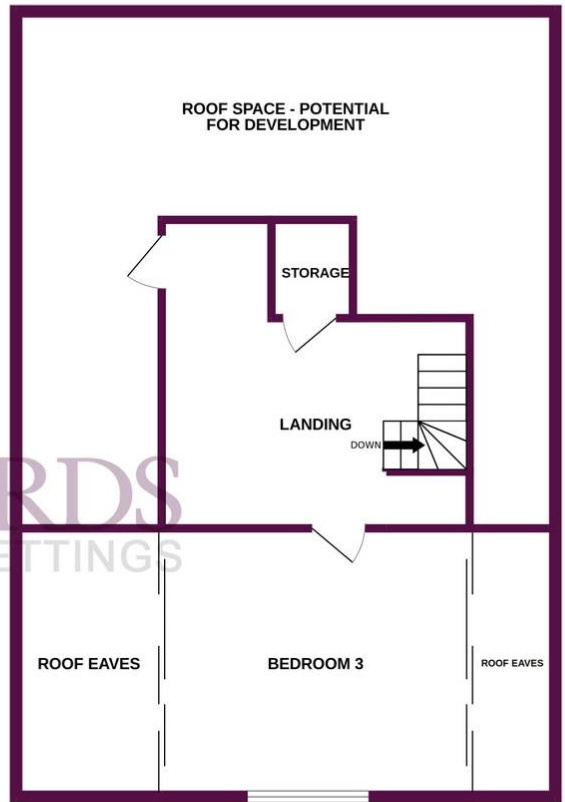
12' 2" x 12' 5" (3.71m x 3.79m)



GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA: 1896 sq.ft. (176.1 sq.m.) approx.

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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