



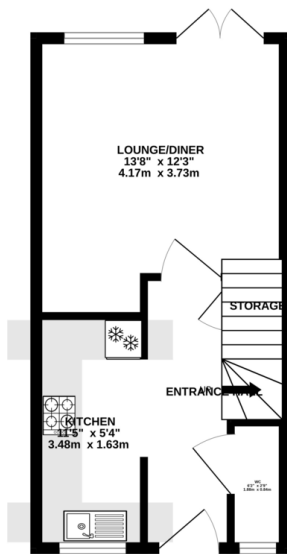
FOR SALE

2 Bed Town House in Wharncliffe Road, Loughborough LE11 1SL
£180,000

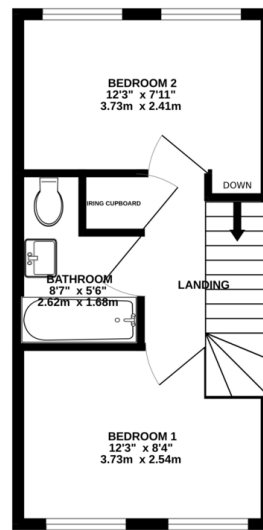
*** No Chain *** Ideal first home or buy to let investment property. Modern mid town house with accommodation comprising entrance hall, downstairs w.c., kitchen, lounge, two bedrooms, bathroom, rear garden and gated parking area with one allocated space. The property is close to the town centre, train station and local schools and colleges.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA - 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- No Chain
- Mid Town House
- Gated Parking Area
- Two Bedrooms
- Downstairs W.C.
- One Allocated Space
- Convenient Location
- Great Rental Potential

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

