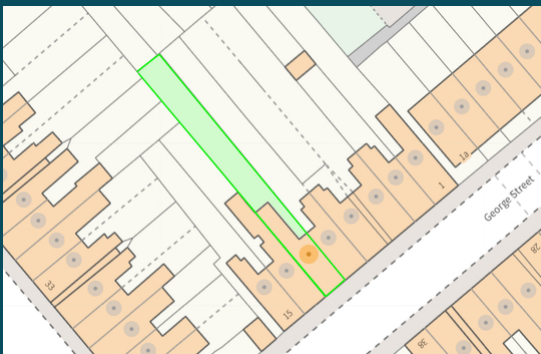




11 George Street, Loughborough

Leicestershire, LE115DQ

MOORE
& YORK



Property at a glance:

- Period Character
- Terraced property
- Three first floor bedrooms
- Fitted kitchen
- Gas central heating and double glazing
- Golden triangle location
- Shops and amenities nearby
- University 600m away
- Bathroom with four piece suite
- Two reception rooms

£199,950 Freehold



Offered with NO UPWARD CHAIN; a well presented, neutrally decorated, three bedroom traditional Victorian period terraced home situated in this highly sought after location within easy reach of local amenities and shopping just a stones throw from the town centre and within 600m of the University campus. The centrally heated and double glazed living spaces include two reception rooms plus kitchen and modern bathroom to the ground floor with the bedrooms on the first floor. The rear garden is mature, a good size whilst not unmanageable and not overlooked from the rear.

LOUGHBOROUGH

Loughborough is a thriving Market/University town, the University renowned for sporting excellence and a constant in the UK's top ten. The town offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with its numerous golf courses and equestrian centres as well as the M1/M42 motorways.

The town offers a good range of major shopping brands and a wide spread of employers plus offers a fine range of amenities including excellent day-to-day shopping, private and state schooling for all ages, a wide variety of recreational amenities and regular public transport



road and rail to Nottingham, Derby, Leicester, London and beyond.

EPC RATING

An EPC has been carried out on the property with the resulting rating D. A copy of the full EPC (Energy Performance Certificate) can be viewed on www.epcregister.com searching via the postcode.

LOCATION

The property is handily located within Loughborough's central area, within walking distance of shopping and amenities as well as bus routes and the University campus which is just 600m away as the crow flies.





FRONT RECEPTION ROOM

3.70m x 3.70m (12' 2" x 12' 2") With feature fireplace and gas fire, radiator, ceiling and wall lights, ceiling rose and cornice, door and two Upvc windows to the front elevation and internal door to:

LOBBY

With door at the side leading beneath the stairs to the cellar below and with shelving - the cellar itself has a sump with pump and provides handy storage.

REAR RECEPTION ROOM

3.70m x 3.70m (12' 2" x 12' 2") With Upvc window to the rear elevation, ceiling light with rose, door to stairwell to the first floor and double panel radiator. Door leads rearwards to:

KITCHEN

3.02m x 2.12m (9' 11" x 6' 11") With fitted base and eye level units, space for appliances, built in oven, hob and extractor, wall mounted central heating boiler, ceiling lighting, Upvc

window to the side elevation and openway to:

REAR LOBBY

1.91m x 0.83m (6' 3" x 2' 9") Upvc door to the side elevation, space for fridge/freezer, ceiling light and door rearwards to:

BATHROOM

2.23m x 1.91m (7' 4" x 6' 3") With four piece suite including shower cubicle, bath, wash basin and WC plus radiator, ceiling lighting and Upvc window to the side elevation.

FIRST FLOOR LANDING

4.64m x 0.83m (15' 3" x 2' 9" min) With doors to all three bedrooms, ceiling lighting and half landing to the stairwell.

MASTER BEDROOM

3.71m x 3.71m (12' 2" x 12' 2") With Upvc windows to the front elevation, ceiling lighting and central heating radiator.

BEDROOM TWO

3.70m x 2.77m (12' 2" x 9' 1") With Upvc window overlooking the garden, ceiling lighting, radiator, built in closet with loft access above.

BEDROOM THREE

3.03m x 2.13m (9' 11" x 7' 0") With ceiling light, radiator and Upvc window to the rear elevation.









REAR GARDEN

With through access via an adjacent shared entryway but itself private, the garden is a good size with initial paving and patio space giving way to mature, well stocked beds with ample room to the foot of the plot for a vegetable plot with shed and greenhouse.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.



MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

PLOT & FLOOR PLANS

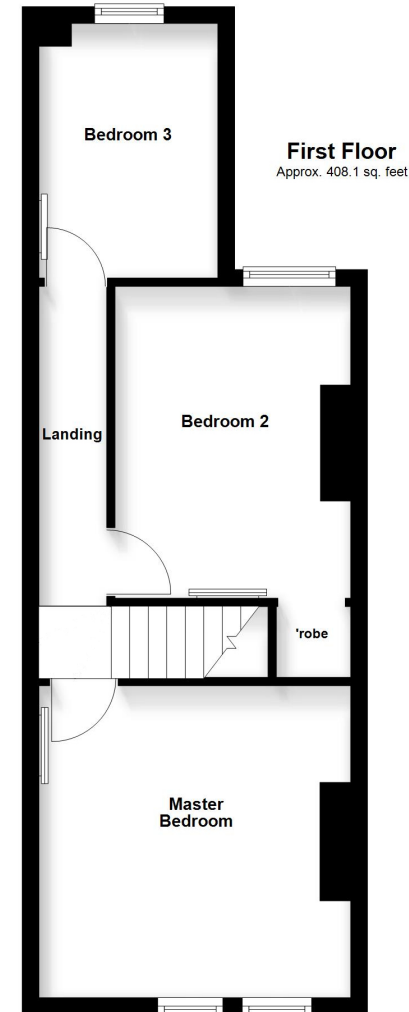
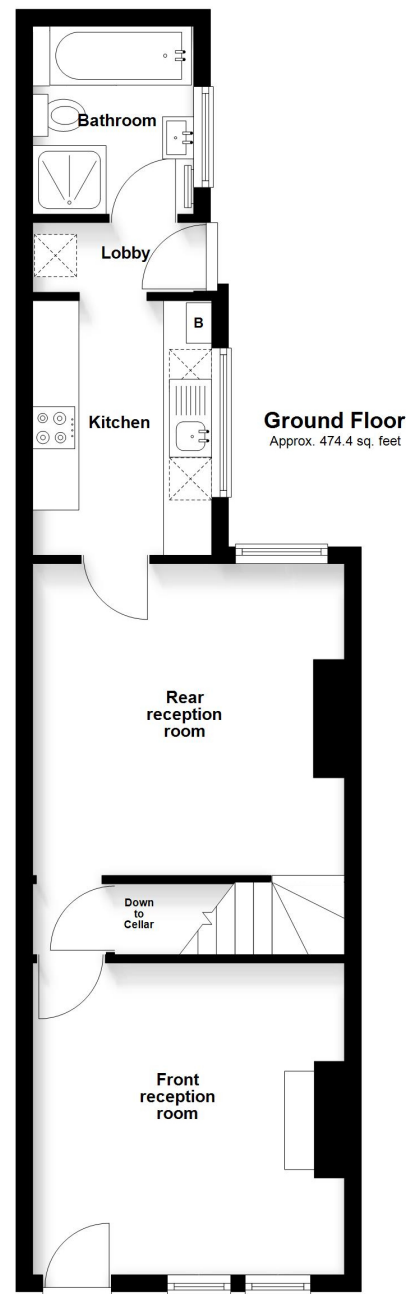
Purchasers should note that the floor/plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the



accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



Total area: approx. 882.5 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

