

FOR
SALE



Burder Street, LOUGHBOROUGH, Leicestershire LE11 1JJ

£175,000 - Freehold

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PROPERTY DESCRIPTION

Fantastic Find! - This amazing terraced has accommodation comprising, lounge, dining room, re-fitted kitchen, first floor landing, two bedrooms and re-fitted family bathroom. The property benefits from gas fired central heating to radiators UPVC double glazing with garden to the rear and non overlooked position to the front. Ideally suited for all local amenities/facilities and transport links! book your viewing early!

POINTS OF INTEREST

- *Mid Terraced*
- *Two Bedrooms*
- *Re-Fitted Kitchen*
- *Re-Fitted Bathroom*
- *Re-Decorated*
- *New Flooring/Carpets*
- *Viewing Essential*



ROOM DESCRIPTIONS

Lounge

12' 0" x 10' 11" (3.66m x 3.33m) UPVC double glazed door & window to front aspect, laminate flooring and radiator.

Dining Room

12' 4" x 11' 0" (3.76m x 3.35m) UPVC double glazed window to rear aspect, stairs to first floor landing, laminate flooring and under stairs cupboard.

Re-Fitted Kitchen

12' 4" x 5' 11" (3.76m x 1.80m) Two UPVC double glazed windows to side aspects, UPVC double glazed door to the side aspect, being re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage and plumbing for washing machine.

First Floor

First Floor Landing

Bedroom One

12' 4" x 12' 1" (3.76m x 3.68m) UPVC double glazed window to front aspect, over stairs cupboard and radiator.

Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m) UPVC double glazed window to rear aspect and radiator.

Re-Fitted Family Bathroom

12' 5" x 5' 11" (3.78m x 1.80m) UPVC double glazed window to rear aspect, being re-fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rail.

Garden

To the rear of the property there are low maintenance gardens with patio area.

Additional Notes:

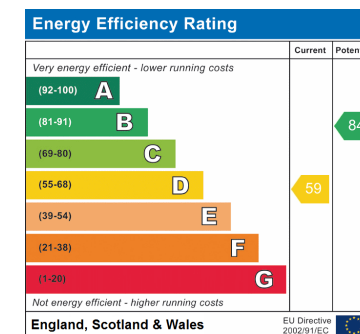
Council tax band A (Charnwood District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

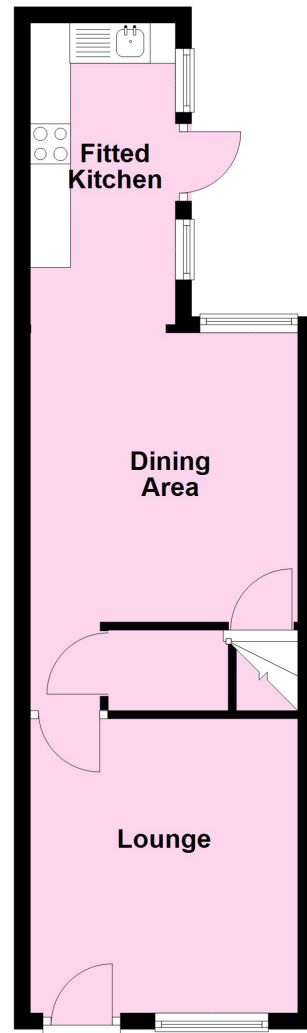
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



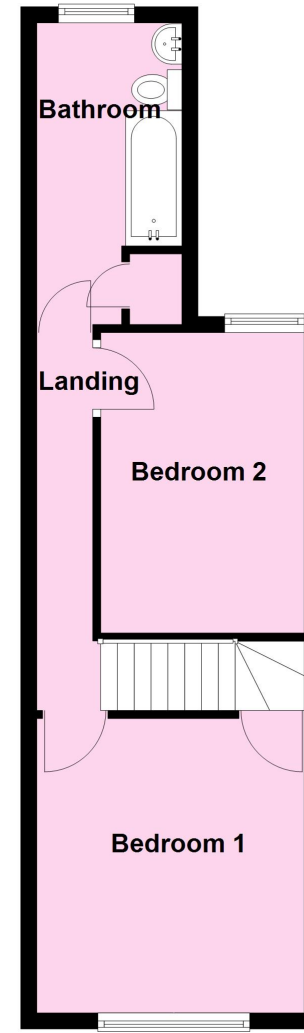
Ground Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 70.1 sq. metres (754.2 sq. feet)

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