

Holder's

A Modern Estate Agent



26 Russell Street, Loughborough, LE11 1BL

£140,000

Holder's are delighted to present this fully restored Victorian mid terrace home. Comprising briefly of two reception rooms, kitchen, modern downstairs bathroom, two double bedrooms and garden to the rear all situated in a great location close to the town centre and all the amenities it has to offer.

Summary

The interior boasts a charming lounge equipped with an open fireplace and a built-in cupboard.

The kitchen/diner, featuring double glazed windows that allow for ample natural light, provides a practical area complete with wall and base units, a sink/drainage, splashback tiling, and a wood burner.

The staircase ascends to the upper level, where two double bedrooms are located.

The property's efficient layout includes a hallway with an understairs storage cupboard and a lobby that has a door leading to the side.

The bathroom offers a contemporary feel with a bath, low-level WC, pedestal washbasin, and stylish tiled walls and flooring.

Outside, there is a rear garden.

This home represents an appealing opportunity for both investors looking for a property with rental potential and first-time buyers ready to embark on homeownership.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

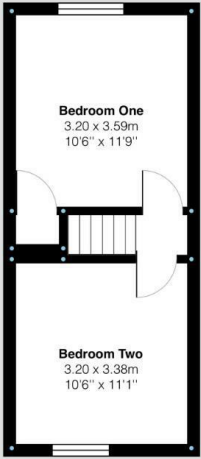
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor



First Floor



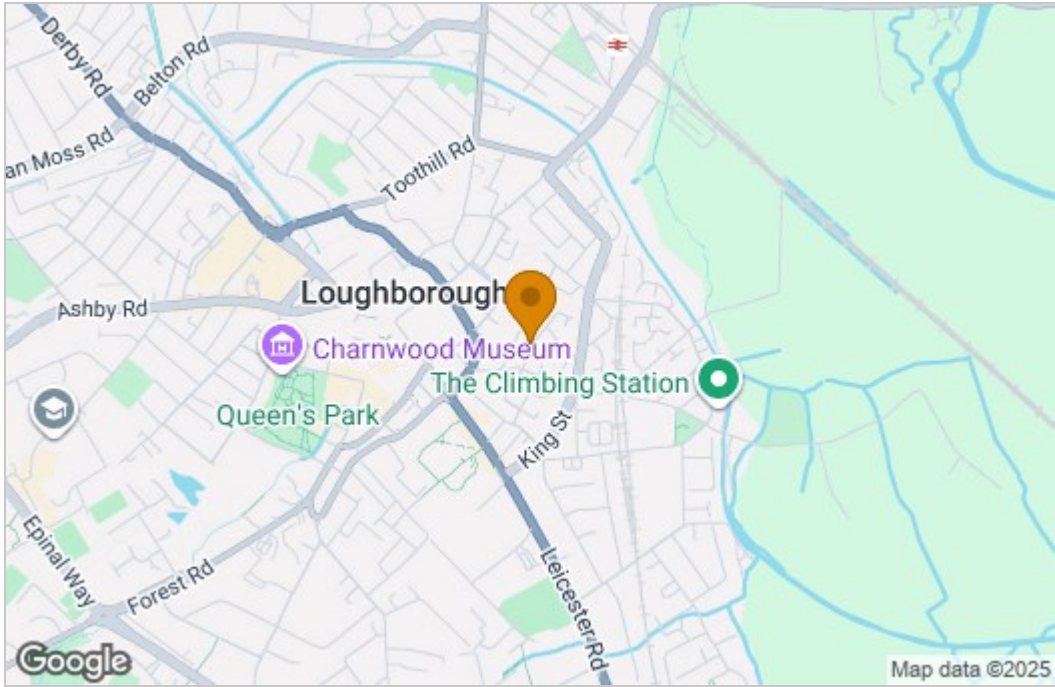
Russell Street, Loughborough
Internal Square Footage: Approx 618 sq.ft

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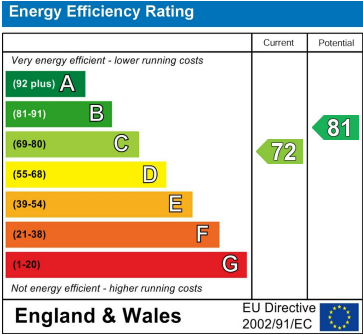
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Area Map



Energy Efficiency Graph



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