

A Modern Estate Agent



£160,000

Nestled in the heart of a popular residential area, this 2-bedroom mid-terrace property on Russell Street offers the perfect blend of character, comfort, and convenience. Ideal for first-time buyers, young professionals, or investors, the home is just a short walk from Loughborough town centre, the train station, and local amenities.

Upon entering the property through the front door, one is welcomed into the lounge, which features a double-glazed window facing the front, wood laminate flooring that seamlessly transitions into the dining area, a radiator, a television aerial point, and stairs leading to the first floor. The dining area is equipped with a double-glazed window at the rear, a door that provides access to the kitchen, and a radiator.

The kitchen is equipped with various wall and base cabinets, plumbing connections for a washing machine and dishwasher, an area designated for a freestanding cooker with an overhead cooker hood, a stainless steel sink with a drainer, a double-glazed window on the side, a radiator, laminate flooring, and a door leading to the rear lobby, which provides access to the ground floor bathroom and a back door that opens to the rear garden.

The bathroom on the ground floor features a three-piece suite that includes a low flush w.c, a wash hand basin, and a double shower cubicle. Additionally, there is a frosted window on the side elevation and tile effect flooring.

Ascending from to the first floor you arrive on the landing which provided access to all first floor accommodation.

The first bedroom features a double-glazed window facing the rear elevation, a radiator, wood laminate flooring, and a door leading to the en suite bathroom.

The en suite bathroom has a low level w.c, wash hand basin, laminate flooring, radiator and frosted window to the side elevation.

The second bedroom features a double-glazed window facing the front elevation, laminate flooring with a wood effect, and a radiator.

Outside there is on street permit parking. To the rear is a low maintenance garden kept secure by wooden fencing.

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.

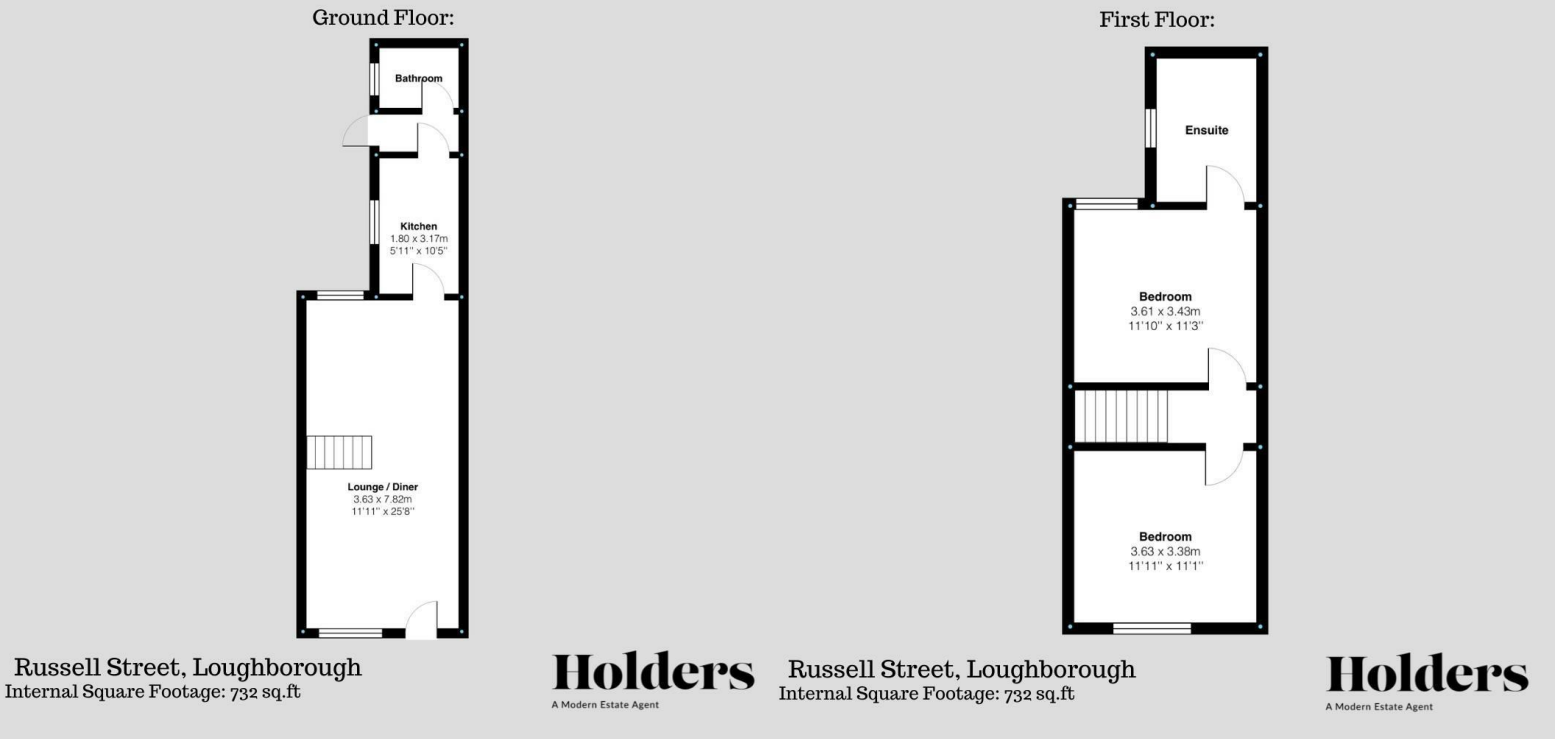
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

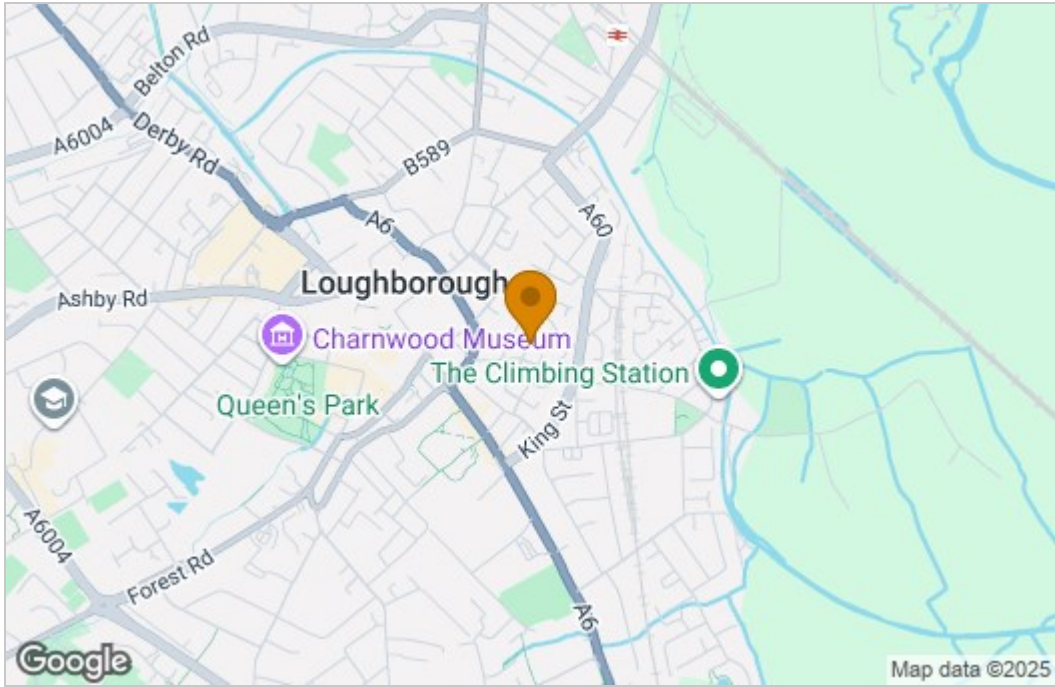
Extra information

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

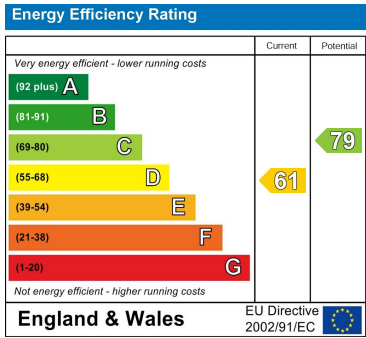
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.