

# Holdings

A Modern Estate Agent



**3 Cobden Street, Loughborough, LE11 1AF**

**£100,000**

Secure this two bedroom traditional mid terrace property that offers the opportunity to renovate throughout and add value. The Victorian property is situated close to Loughborough town centre with local amenities nearby. The property is also offered for sale with no upward chain.

For Sale by Modern Auction – T & C's apply

- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

AUCTION END DATE 11th JUNE 2026.

## Summary

A well-proportioned two double bedroom mid-terrace home, offered to the market with no onward chain and vacant possession, making it an ideal purchase for investors alike. The property benefits from two reception rooms, two bedrooms and a first-floor bathroom, along with gas central heating and UPVC double glazing throughout. Externally, there is an enclosed rear garden providing a private outdoor space

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

[https://www.iamsold.co.uk/property/2bbf0154fb91423c8082f0d3d18b24087?search\\_id=92a035aebf0a4b56a6be64f128ff668d](https://www.iamsold.co.uk/property/2bbf0154fb91423c8082f0d3d18b24087?search_id=92a035aebf0a4b56a6be64f128ff668d)

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## 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.

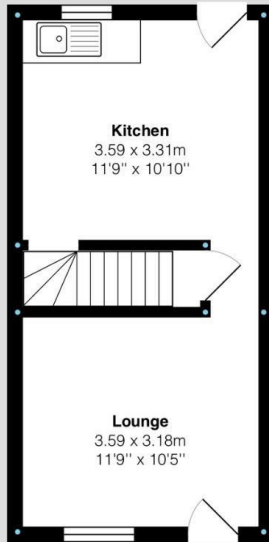
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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/eng/broadband-coverage](http://checker.ofcom.org.uk/eng/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



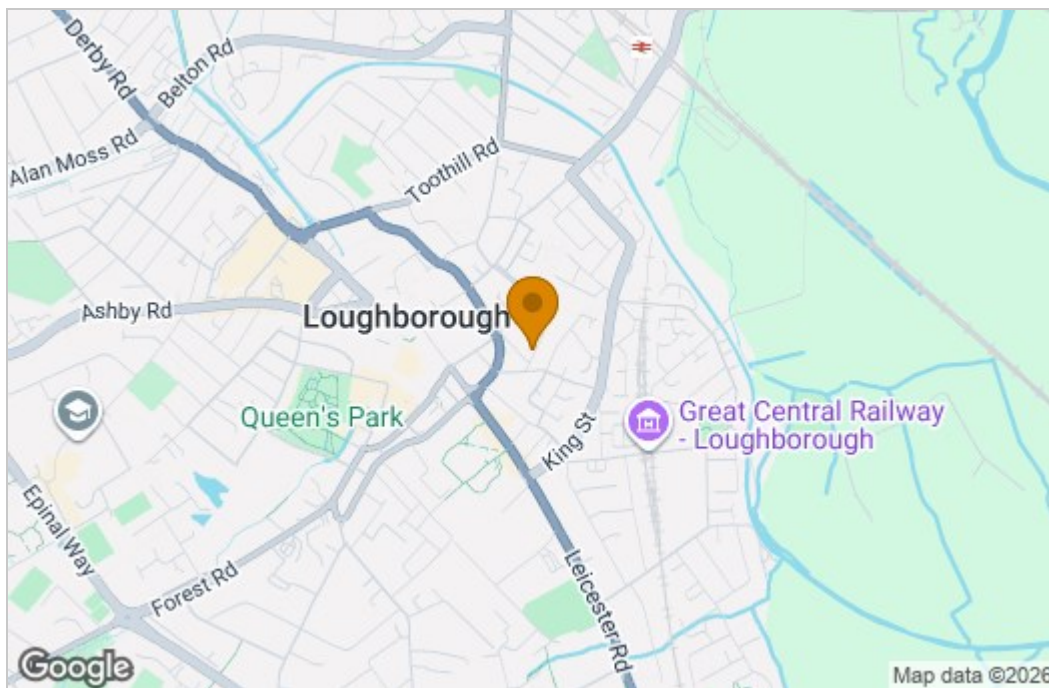
Cobden Street, Loughborough  
Internal Square Footage: Approx 652 sq.ft



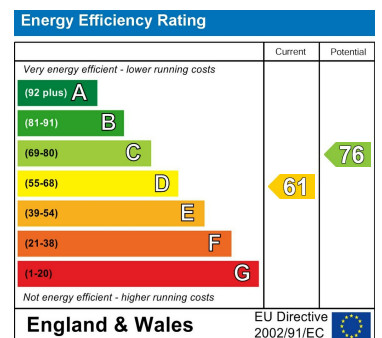
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## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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