

# Holdings

A Modern Estate Agent



79 Cartwright Street, Loughborough, LE11 1JW

£165,000

Holdings Estate Agents are delighted to bring to market with no upward chain this three bedroom semi detached home in Loughborough. The property will require modernisation throughout but offers a great opportunity for someone to put their mark on it. In brief it offers an entrance hallway, lounge, kitchen, bathroom, conservatory and three bedrooms upstairs. The property has a front garden which could be converted to allow off road parking for one car and there is also a garden at the rear.

Upon entry to the property you arrive in the entrance hall, this provides access to the lounge, kitchen at the rear and there are stairs rising to the first floor.

The lounge is a great sized room situated at the front of the property and there is a window to the front elevation.

The kitchen is fitted at the rear of the property and benefits from built in storage, sink, space for cooker, windows to the side and rear elevations and doors to the downstairs bathroom and conservatory.

The conservatory is at the rear of the property and will need renovation to bring it back to a lovely habitable room, it is glazed throughout and has double doors allowing direct access out to the garden.

The family bathroom is downstairs and fitted with a three piece suite comprising w.c., bath with electric shower over, pedestal wash hand basin, frosted window to the rear elevation and there is a useful airing cupboard/additional storage.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms. The main bedroom is situated at the front of the property and is a well proportioned double room, it has a useful storage cupboard and large window to the front elevation.

Bedroom two is another double room and is situated at the rear of the property and has a window overlooking the garden.

Outside to the front you find a low maintenance garden, neighbouring properties have converted these to parking so there is potential to have off road parking for one car. To the rear you find the garden, this will need some works but will be a great space to enjoy in the summer months.

### **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**

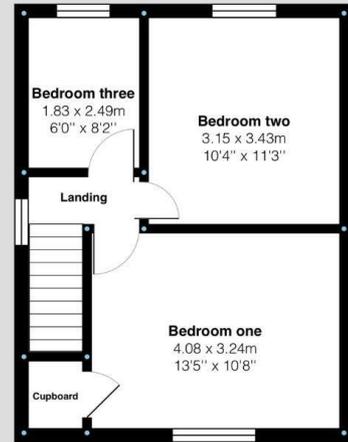
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# Floor Plan

Ground Floor:



First Floor:



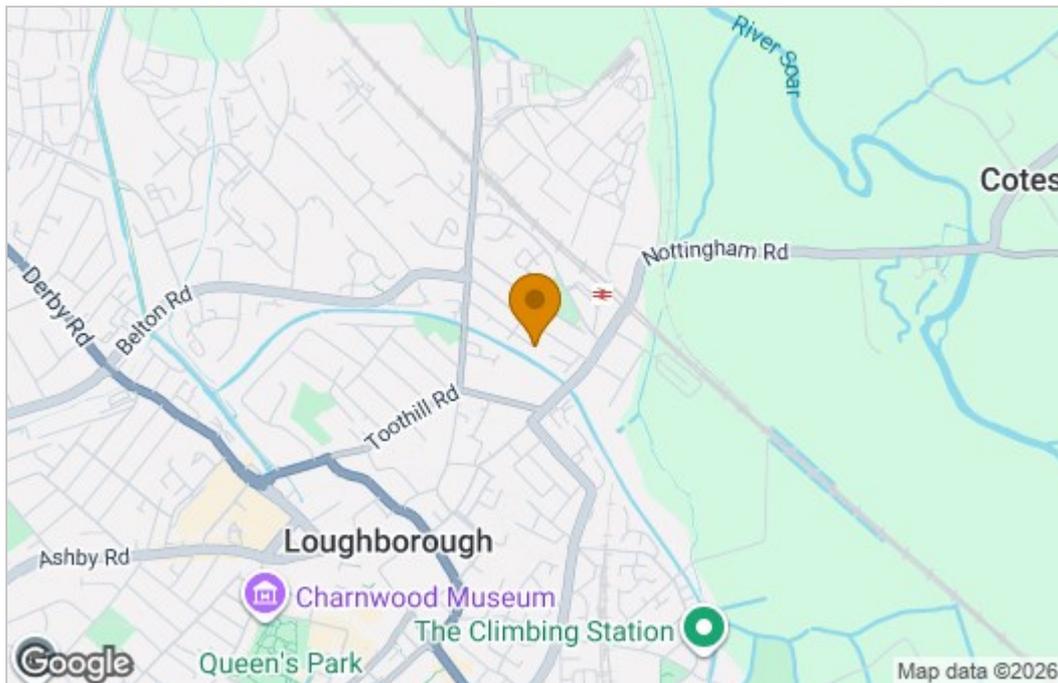
Cartwright Street, Loughborough  
Internal Square Footage: Approx 817 sq.ft

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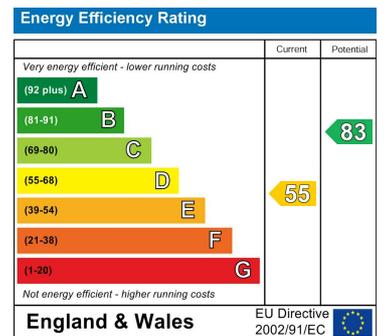
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## Area Map



## 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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