Holders

A Modern Estate Agent

106 King Street, Loughborough, LE11 1SD

£150,000

Offered to the market with NO UPWARD CHAIN, this well-presented two-bedroom terraced home is ideally located within walking distance of Loughborough town centre, offering spacious accommodation and a low-maintenance well proportioned rear garden. An excellent opportunity for first-time buyers or investors, with Loughborough University, local amenities and excellent transport links all within easy reach.

Summary
Situated within easy reach of Loughborough town centre and its excellent range of amenities, this well-presented two-bedroom terraced home offers an outstanding opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a strong addition to their portfolio.

The property is entered via a front entrance door leading into a comfortable lounge, creating a welcoming first impression. From here, the accommodation flows into a separate dining room, providing an ideal space for both everyday living and entertaining. Stairs rise from the dining room to the first floor, whilst an open archway leads through to the fitted kitchen, offering a practical layout with views over the rear garden.

To the first floor, the property offers two generously proportioned double bedrooms, with the principal bedroom enjoying a front aspect and the second overlooking the rear. Completing the accommodation is a well-appointed family bathroom.

Outside, the enclosed rear garden has been designed for ease of maintenance, featuring a gravelled finish with a paved pathway, providing an attractive outdoor space to relax or enjoy during the warmer months. With on street parking to the front.

Conveniently positioned within walking distance of Loughborough town centre, the property benefits from easy access to a wide range of shops, cafés, restaurants, supermarkets and leisure facilities, together with excellent transport links including the nearby railway station. Loughborough University is also within easy reach, further enhancing the property's appeal to both owner-occupiers and investors alike.

A fantastic opportunity to acquire a well-located home offering spacious accommodation, low-maintenance outside space and excellent convenience for the town's many amenities.

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.

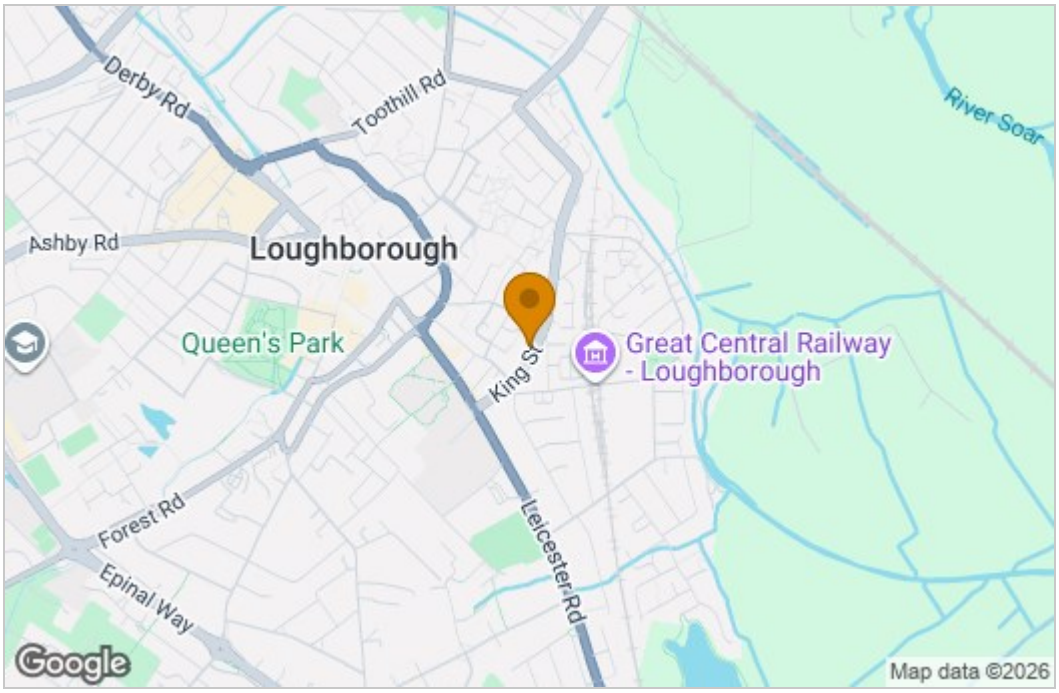
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

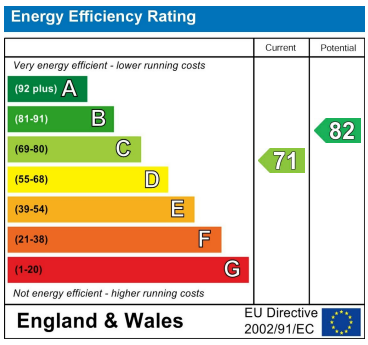
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

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.

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