Holders

A Modern Estate Agent









26. George Street, Loughborough, LE11 5DQ

£179,950

Conveniently situated on a quiet road, between the town centre and the hospital. This smart Victorian terrace house is a great choice for those wanting to be near all the towns amenities without all the usual noise. This well presented accommodation has two double bedrooms, separate upstairs bathroom, two reception rooms, kitchen and garden. Brought to market with NO UPWARD CHAIN

Summary
Living room 4.2m (13'9) x 3.6m (11'10)
This light and well decorated room has a large window, wood effect flooring and access to the cellar.

Dining Room 3.7m (12'2) x 3.6m (11'10)
Situated in the middle of the house this beautifully presented room has practical wood effect flooring and provides access to the kitchen and first floor.

Kitchen 3m (9'10) x 2.1m (6'11)
A well set out modern kitchen in beech with contrasting work top, smartly tiled. Comes with the appliances pictured. Practical flooring, door and window to garden.

Master Bedroom 4m (13'1) x 3.4m (11'2)
A large double bedroom overlooking the front of the property and spanning its full width. Contemporary decorated whilst retaining original features and benefitting from fitted wardrobes and vanity.

Bedroom Two 3.7m (12'2) x 3.3m (10'10)
A good sized double bedroom with window overlooking the garden and a cupboard over the stairs.

Bathroom 3m (9'10) x 2.1m (6'11)
Spacious four piece bathroom with large walk-in shower, separate bath and
heated towel rail. Part tiled with smart flooring completing the look.

Garden
A practical rear garden part laid to patio with the rest laid to lawn. Convenient side access makes this a great place to secure bikes.

Parking
On street with permit.
Heating
Gas fired central heating.
Glazing
Modern, good quality, uPVC double glazing.

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.

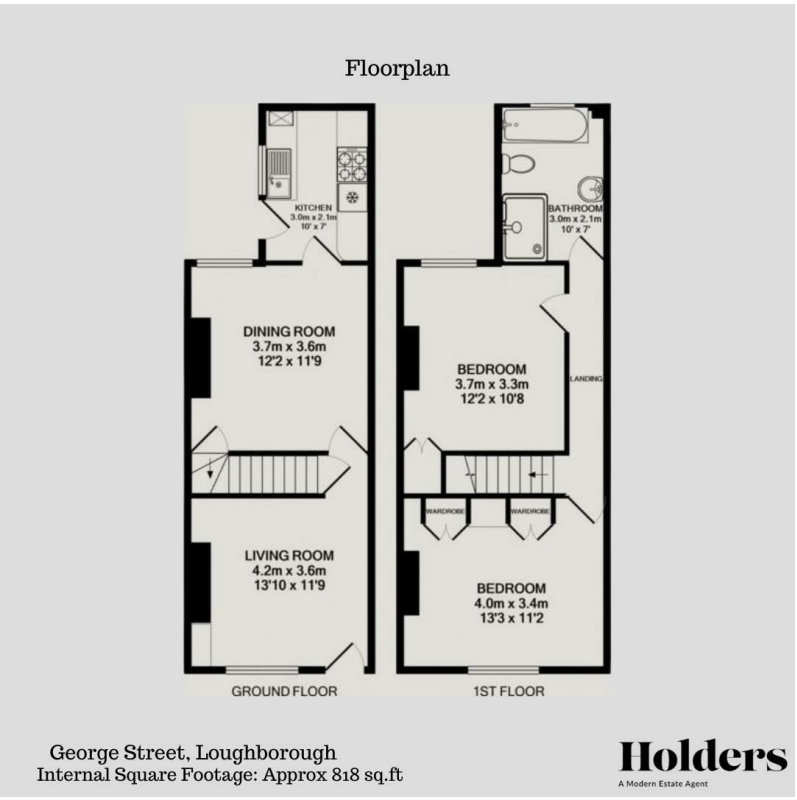
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

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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

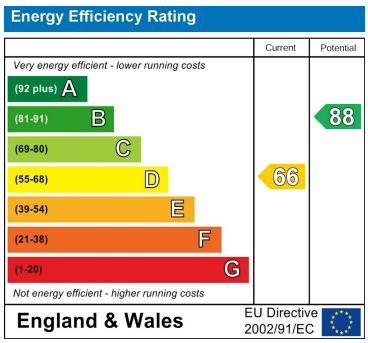
Floor Plan



Area Map



Energy Efficiency Graph



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