

# Holders

A Modern Estate Agent



## 11 Church Lands , Loughborough, LE11 1LU

£155,000



Brought to the market with no upward chain this ideal first-time purchase or investment opportunity in the University and market charter town of Loughborough.

The property is ideally placed for professionals, students, and commuters alike, with easy access to the town centre, M1 motorway, Loughborough train station and the university.



## Summary

Internally, the property boasts gas central heating throughout. The living accommodation is bright, and light-filled, laid across two floors and extending to circa 660 square feet.

Expect to find in brief an entrance hall with stairwell rising to first floor, sitting room and opening to the kitchen/diner which has direct garden access. Upstairs are two good-sized bedrooms (one large double) and a family bathroom servicing both.

The property occupies a quiet yet convenient location. There is a tarmac-laid driveway to the side offering parking for multiple vehicles. To the rear is a lawned garden.

## 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.

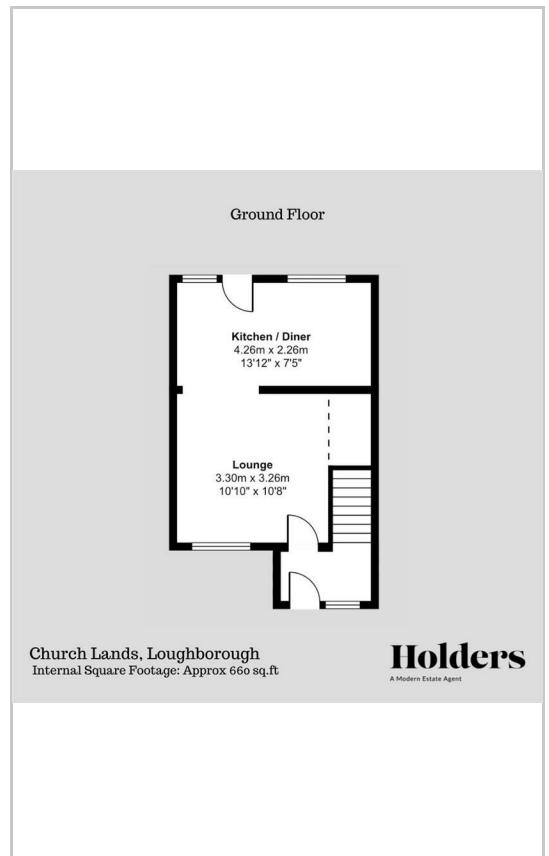
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

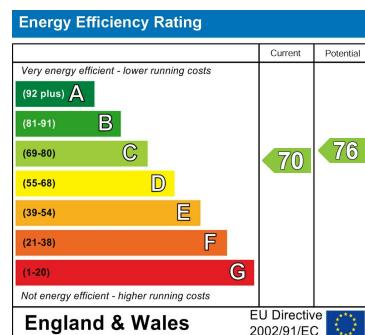
## Area Map



## Floor Plans



## 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.