Victoria Street | | Quorn | LE12 8BZ

Guide price £250,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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An outstanding and rare opportunity to purchase a two bedroom semi detached property with excellent potential to extend and modernise (subject to planning). The property is offered vacant with no chain and set in a popular and central part of this sought after village, just opposite a walk thru to Station Road and the village centre. The accommodation offers hallway, lounge, dining kitchen, landing with two bedrooms and bathroom. Outside is a driveway, garage and gardens front and rear.

- Semi Detached House
- Two Bedrooms
- Garage and Driveway
- Central Position to the Village
- Vacant with No Chain
- Cul-De-Sac Position
- Lounge and Dining Kitchen
- Potential to Improve/Extend
- Outstanding Opportunity
- Don't Miss Out!

Entrance Hall
With staircase rising to the first floor landing.

Lounge
Featuring a large window to the front elevation.

Dining Kitchen
A spacious room with door to the garden, a range of units and space for appliances.

First Floor Landing
With access to all rooms.

Bedroom 1
A particularly large room with window to the front.

Bedroom 2
A spacious room with window to the rear.

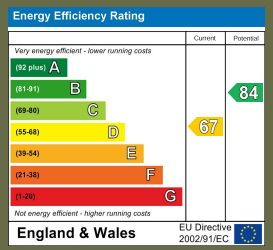
"Set in a Central Part of the Village"

Bathroom
With a three piece suite comprising low level flush w/c, bath and wash hand basin, window to the rear.

Outside
The plot that this property sits on is particularly appealing, as it is generous in size, tucked away at the end of the cul-de-sac and has a driveway with access to a sectional garage. The rear garden is a good size and offers space to extend (subject to planning).

The Area
The Village of Quorn is hugely popular, with a vast array of amenities including shops, pubs, restaurants, healthcare and picturesque walks nearby along the River Soar. The village is 10 minutes away from Loughborough with its direct train link to London St Pancras in approx 1hr 40mins. The nearby A6, A46 and M1 make this area an ideal choice for commuters.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



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