



Goods Yard Close | | Loughborough | LE11 5EB

Asking price £249,950



**RICHARD  
HARRISON**  
ESTATE AGENTS & VALUERS

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Set within this much sought after location ideal for access to Loughborough University Campus and the town centre, this contemporary three storey town house offers flexible and versatile living with three bedrooms, bathroom and en-suite, living room and breakfast kitchen, along with garage and driveway for two cars. There is a good sized enclosed rear garden and the property has GCH and DG. There are numerous facilities within walking distance and this area is popular with a range of occupants such as Students, Families, Professionals and House Sharers.

- Close to University Campus
- Ideal Buy-2-Let
- Three Bedrooms
- Living Room
- Enclosed Rear Garden
- Walking Distance to Town
- Garage & Driveway
- Bathroom & En-Suite
- Breakfast Kitchen
- Early Inspection Advised!

**Entrance Hall**

With front door, stairs to the first floor and access to garage.

**W/c**

Fitted with a two piece suite comprising low level flush w/c and wash hand basin.

**Bedroom 3**

A ground floor bedroom with window to the rear.

**Garage**

An integral single garage with door to the rear, wall mounted gas central heating boiler and up/over door to the front.

**First Floor Landing**

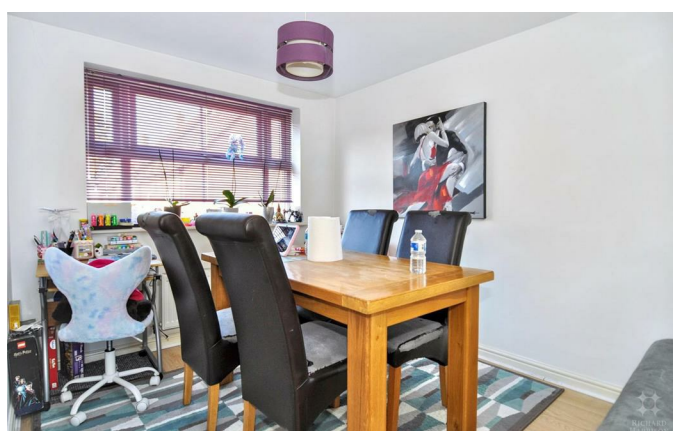
With access to all rooms and staircase to the second floor landing.

**Living Room**

A generously proportioned room with windows to the front and rear elevation, ample space for living and dining furniture.

**Breakfast Kitchen**

Fitted with a range of modern wall and base mounted units, with contrasting worktops and integrated electric oven, gas hob and extractor.



## 'An Ideal Buy-2-Let'



### Second Floor Landing

With access to -

#### Bedroom 1

A good sized principal room with window to the front and access to en-suite.

#### En-Suite

Fitted with a two piece suite comprising wash hand basin and shower cubicle with mixer shower over. There is also a feature porthole window to the front.

#### Bedroom 2

A good sized room with window to the rear.

#### Bathroom

There is a three piece fitted suite comprising low level flush w/c, wash hand basin and bath with tap fitted mixer shower over.

#### Outside

The front of the property has a driveway in front of the garage, there is also space for a vehicle on a gravelled area. There is a rear garden which is mainly laid to lawn and patio.

#### The Area

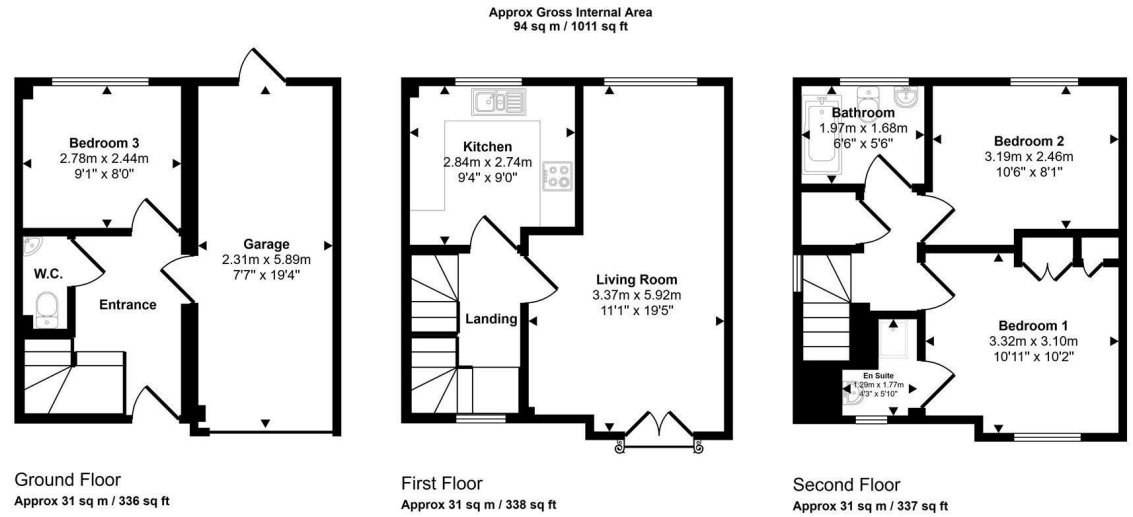
The property is set in a residential area synonymous with easy access to the University and Town Centre, making it popular with Students and young professionals. The Paget Arms pub is around the corner, as is Cumberland Park recreational area. The town centre offers an array of local independent shops and facilities along with national chain stores and public transport, including the train station with its direct link to London St Pancras in under 1hr 40mins.

#### Extra Information

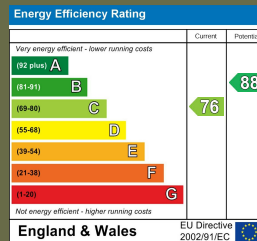
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either 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.

#### Further Information

The property is in an area covered by Article 4 and additional licensing for HMO's. This property does not have planning consent for C4 use.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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