



Burder Street | | Loughborough | LE11 1JL

Asking price £165,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Offering outstanding value for money, this well presented two bedroom mid terraced property offers a perfect opportunity to first time buyers or investors. This home comprises two bedrooms, bathroom, two reception rooms and kitchen. To the rear, there is a low maintenance enclosed garden as well as side access to the front of the property. An ideal first time buy or for those looking to downsize to a tucked away, yet perfect town centre location convenient for numerous amenities within a short walking distance.

- Mid Terrace
- Two Bedrooms
- Bathroom to the First Floor
- Modern Bathroom
- Permit On Street Parking
- Walking Distance to Town
- Two Reception Rooms
- Ideal for FTB or Investors
- Lovely Rear Garden
- Contact Us To View!

Lounge

A lovely size room with window to the front.

Dining Room

A spacious room with a staircase to the first floor and a large storage room underneath. There is also a window to the rear.

Kitchen

With a range of fitted units, worktops and space for appliances. There is a stainless steel sink and drainer, a window and door to the side.

First Floor Landing

Gives access to -

Bedroom 1

A large double bedroom with a window to the front.

Bedroom 2

A good sized room with a window to the rear.



"Ideal for Singles
and Couples"



Bathroom

A modern fitted three piece suite comprising low level flush w/c, wash hand basin and a bath with shower over. There is also a window to the rear.

Outside

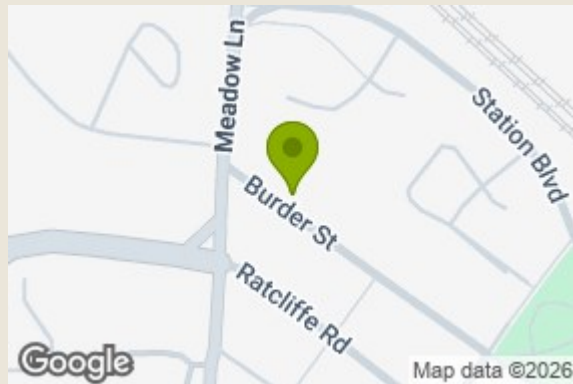
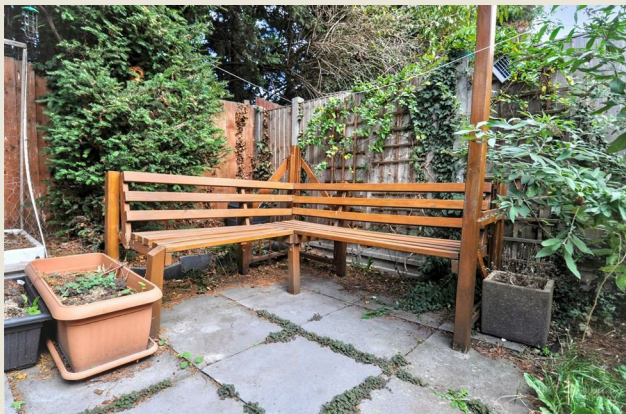
To the rear there is an enclosed garden with a shed and space for a seating area. There is also side access leading to the front.

The Area

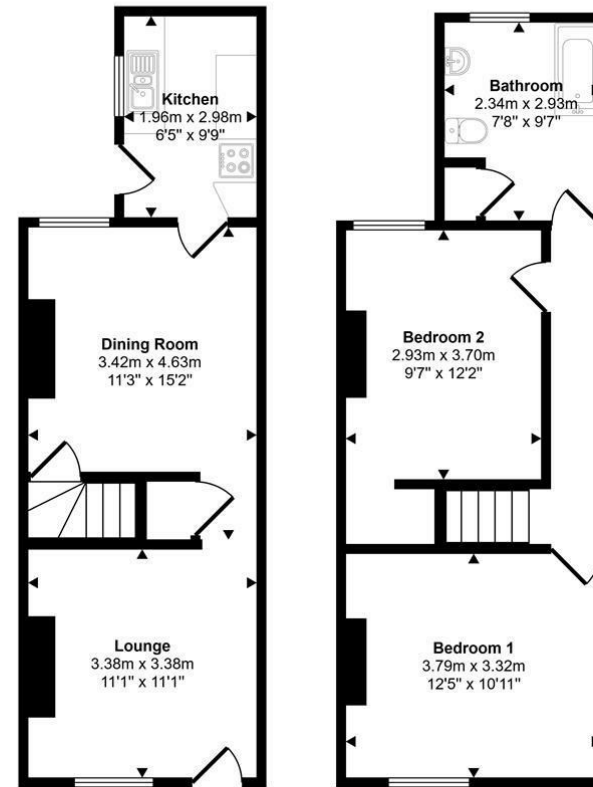
The property sits in a position only a 15 minute walk to the town centre, the Loughborough Midland Mainline train station is a short 5 minute walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 30 min walk away.

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.



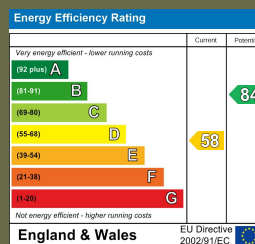
Approx Gross Internal Area
72 sq m / 773 sq ft



Ground Floor
Approx 34 sq m / 364 sq ft

First Floor
Approx 38 sq m / 410 sq ft

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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