Empress Road | | Loughborough | LE11 1RH

Asking price £199,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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This larger than average 3 bed end of terrace property was historically a local shop, and offers deceptively spacious accommodation over three floors. Benefitting from GCH and Upvc DG, the property is well presented with stylish modern decor and offers two reception rooms, breakfast kitchen and a first floor giving way to two bedrooms and bathroom, with the second floor third bedroom reached via stairs from the first floor landing. Outside is an enclosed yard. The property would ideally suit first time buyers or families, and is set within walking distance to local amenities and countryside walks.

- SOLD - BY RICHARD HARRISON ESTATE AGENTS
- Ideal For Families/FTB
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Modern Kitchen
- Large Lounge
- Low Maintenance Garden
- Close to Amenities
- Contact Us To View!

Entrance Hall
Gives access to all rooms and first floor.

Lounge
A large room with window to the front, with far reaching views.

Dining Room
A spacious room with window to the side.

Kitchen
Fitted with a generous range of wall and base mounted units, finished in a charcoal grey, with contrasting light coloured, square edged working tops. There is space for washing machine and fridge/freezer, there is a built in gas hob and extractor, along with electric oven. There is a window and door toward the rear elevation.

First Floor Landing
With stairs to bed 3, and access to -

Bedroom 1
A spacious double bedroom with window to the front.

"An Ideal First Time Buy Or Investment"

Bedroom 2
A large room with window to the side.

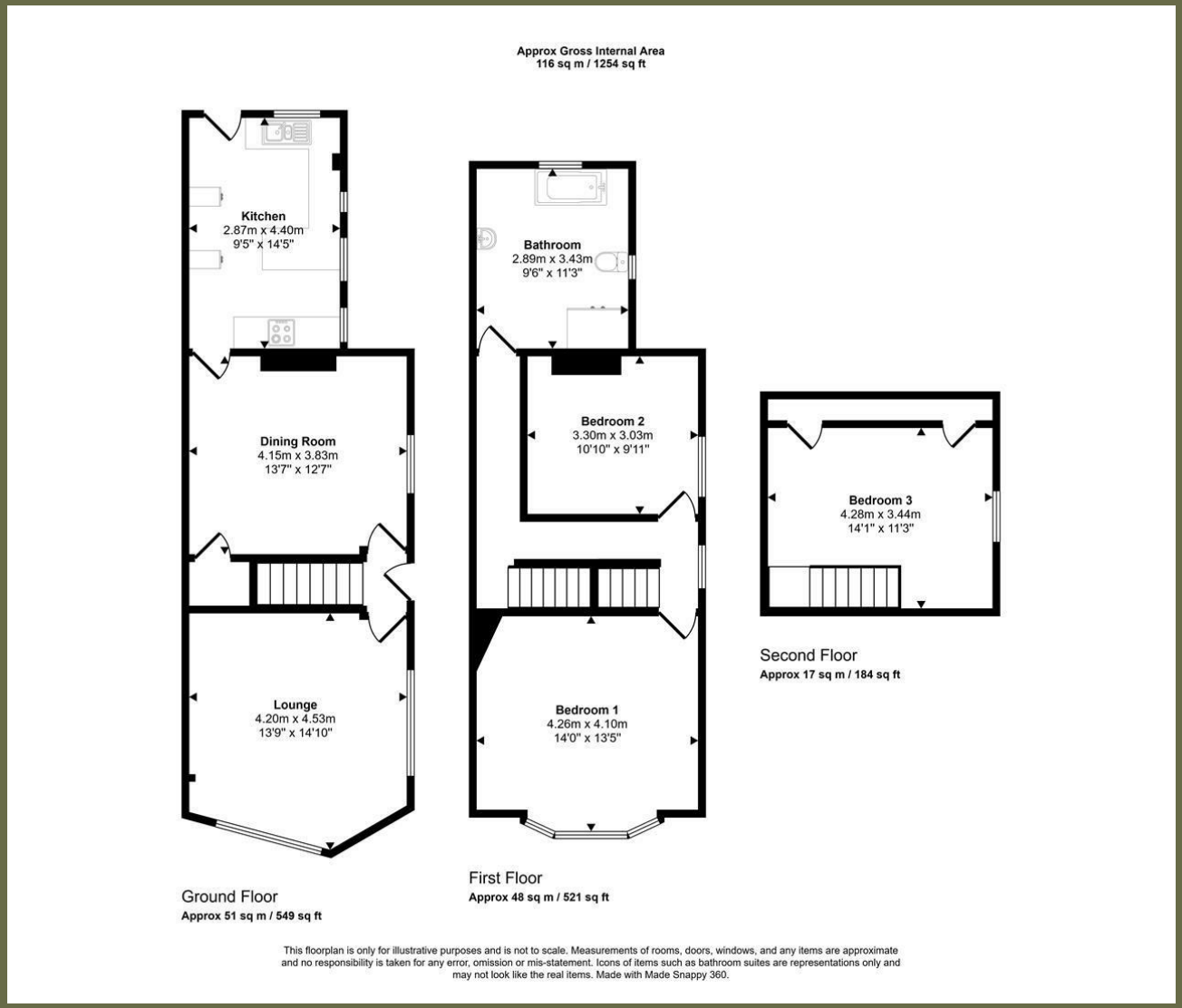
Bathroom
A spacious bathroom with four piece suite with a freestanding bath, low level flush W/c, wash hand basin and a walk in shower.

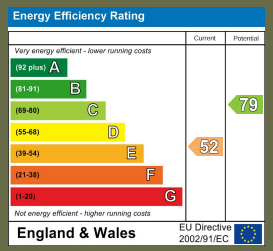
Bedroom 3
A good sized room with space for two double beds and a window toward the side elevation.

Outside
A low maintenance area which is paved with slabs and has access to a wooden decked area for outside seating.

The Area
The property sits in a position only 15 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby and picturesque walks along the Canal and into nearby open countryside.

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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