



Lower Cambridge Street | | Loughborough | LE11 1PQ

Asking price £165,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Offering outstanding value for money and set within a much sought after Street, this very well presented two bedroom mid terraced property is offered with no upward chain. There is a palisaded front garden, large rear garden which is particularly pretty, along with the accommodation benefiting from GCH and Upvc DG, comprising two bedrooms, bathroom, two reception rooms and kitchen. 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 Terraced Property
- Two Bedrooms
- Bathroom to the First Floor
- Ideal for FTB or Investors
- Lovely Rear Garden
- Character Features
- Two Reception Rooms
- Feature Fireplaces
- Modern Bathroom
- No Upward Chain

Lounge

A lovely size room with fireplace and window to the front elevation.

Dining Room

A spacious room with a staircase to the first floor and a large storage room underneath. There is a feature fireplace and 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 feature fireplace, window to the front elevation.

Bedroom 2

With a feature fireplace and window to the rear elevation.



"Offering Character Throughout"



Bathroom

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

Outdoor W/c

Outdoor W/c with a high level flush.

Garden Store

Convenient outdoor storage space that has access via the rear courtyard.

Outside

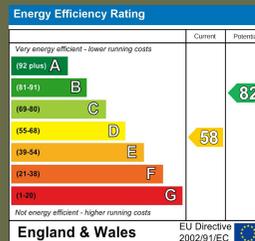
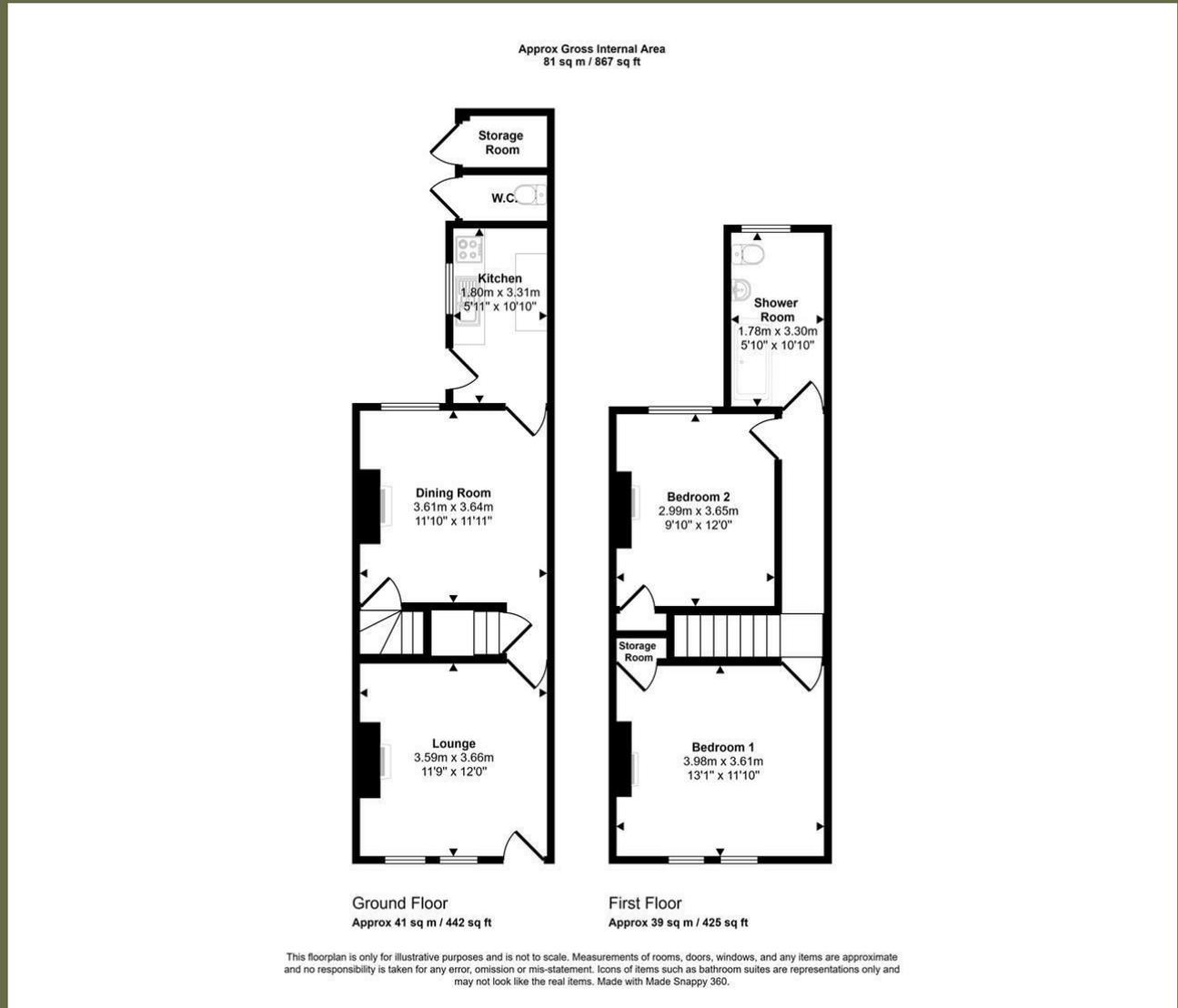
A paved front garden with a shared side access passage to the rear garden. The rear garden is bigger than average and offers well maintained areas ideal for entertaining.

The Area

The property sits in a position only 5 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 15 min 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 25 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.



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