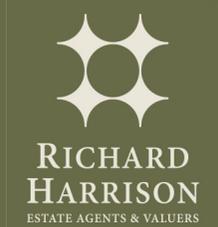




Cartwright Street | | Loughborough | LE11 1JW

Asking price £220,000



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A lovely traditional semi-detached bay fronted home, having undergone extensive renovation and improvement and ready for the new owner to personalise. The property is Upvc double glazed and has a newly fitted Gas central heating system, new electrics and full redecoration with underlay and grippers ready to fit your own carpet. There is a luxury newly fitted kitchen and bathroom, along with a lovely front and rear garden, potential to install off road parking (subject to consent) and all set within this quiet position at the heart of the town centre, within walking distance to the train station and enjoying a great sense of community within this cul-de-sac setting.

- Traditional Semi-Detached Home
- Convenient Town Centre Position
- Undergone Refurbishment
- Three Bedrooms
- Potential to Create Parking
- Cul-de-Sac Setting
- Few Minutes Walk to Train Station
- Newly Fitted Kitchen and Bathroom
- Gardens Front and Rear
- No Upward Chain

Hallway

With a composite front door, stairs leading to the first floor and access to the lounge.

Dining Lounge

An impressive light and airy space with a large bay window to the front elevation. There is a storage cupboard underneath the stairs and access through to the kitchen and bathroom.

Kitchen

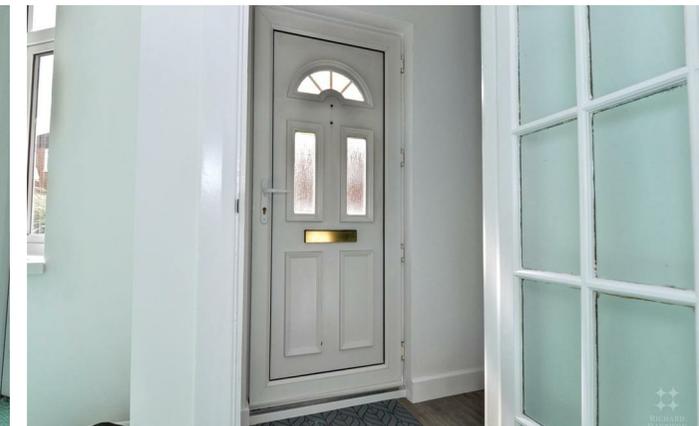
A spacious refurbished kitchen with a window and door to the rear overlooking the garden. There is laminate timber effect flooring whilst the working area of the kitchen has a range of wall and base mounted units with a gloss finish, stainless steel sink unit and drainer, built in electric oven, hob and extractor. There are also spot lights and space to accommodate a washing machine and fridge/freezer.

Bathroom

Fitted with a modern three piece suite comprising low level flush w/c, wash hand basin and a bath with a shower over.

First Floor Landing

With loft access, window to the side of the landing and access to -



"Recently Renovated"



Bedroom 1

A large double bedroom with bay window to the front and ample space for a bed and bedroom furniture.

Bedroom 2

With space for double bed, there is a window to the rear elevation.

Bedroom 3

With a window to the rear elevation.

Outside

To the front of the property it has a charming front garden as well as providing access to the rear garden. The rear garden is well sized with a paved patio area as well as a lawn. The front garden has enough space for a vehicle and so lends itself to being converted to potential off road parking, this would however involve a formal application to the relevant authorities for permission.

The Area

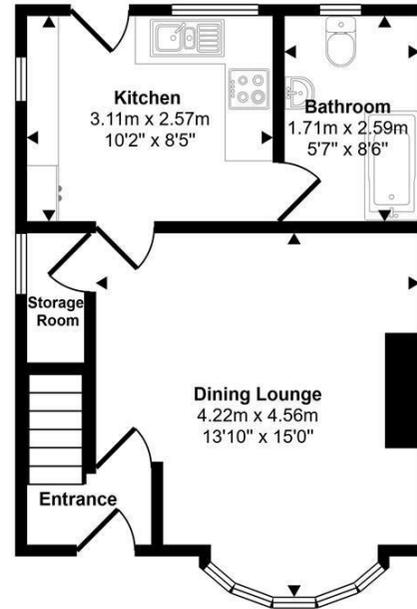
The property sits in a position only a 15 minute walk to the town centre, the Loughborough Midland Mainline train station is a short 5 minute walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University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

Extra Information

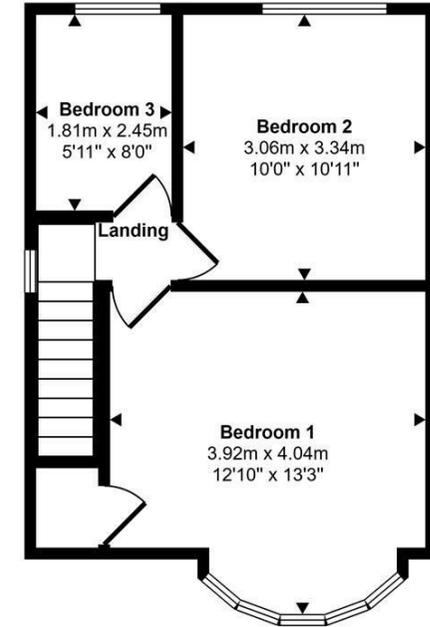
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either 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
69 sq m / 743 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 35 sq m / 376 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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