



NICK HUMPHREYS
SALES • LETTINGS • STUDENT

SINCE 1986

Trinity Street, Loughborough, LE11 1BY
£199,950

Entrance Hall
Door to front and radiator.

Lounge
Upvc window to front, radiator, laminate flooring and useful cupboard under stairs.

Kitchen Diner
Upvc window to the rear an extensive range of modern fitted cupboards and worktops, built in oven, hob and extractor hood, single drainer sink unit, glow worm central heating boiler and radiator.

Rear Hall
Door to rear and radiator.

Cloakroom/ WC
Low level WC, wash hand basin, and radiator.

First Floor

Landing
Built in cupboard and loft access.

Bedroom One
Upvc window to front and radiator.

Bedroom Two
Upvc window to rear and radiator.

Bedroom Three
Upvc window to rear and radiator.

Outside
Bathroom
3 piece suite including Low level wc, wash hand basin, panelled bath with shower over and radiator.

Front Garden
Behind a wall is a small garden area

Rear Garden
Being enclosed with panel fencing, patio and lawn. Felt and timber shed.

Allocated Parking
2 allocated parking spaces are to the rear of the property

Agents Note
We are informed there is a service charge to Firsport Ltd of £46.65 per month and Homeground of £20 every 6 months re ground services.

Tenure
Freehold

Council Tax Band
Charnwood Borough Council

Council Tax Band :

Viewings
Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services
Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances
The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

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