



Moor Lane, Loughborough, LE11 1BA

£174,950

Attention First time buyers or investors!!

Nestled on the charming Moor Lane in Loughborough, this delightful terraced house, built between 1900 and 1909, offers a perfect blend of period character and modern living. With three well-proportioned bedrooms, this property is ideal for small families, couples, individuals seeking a comfortable home in a vibrant community or an investor as the property is presently let at £811.91 per month on a periodic basis.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, providing an inviting space for relaxation or entertaining guests. The layout is practical, ensuring that every corner of the home is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs with ease.

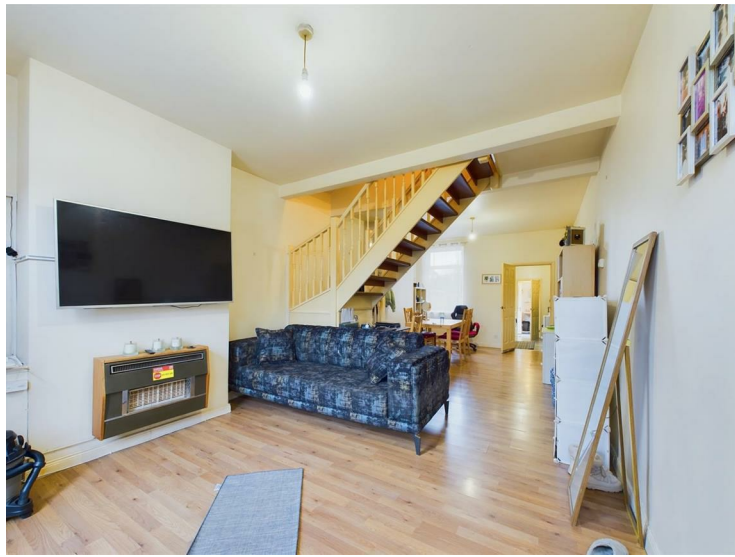
The location on Moor Lane is particularly appealing, as it offers a peaceful residential atmosphere while being conveniently close to local amenities, schools, and transport links. Loughborough itself is known for its rich history and lively community spirit, making it an excellent place to call home.

This terraced house presents a wonderful opportunity for those looking to invest in a property with character in a sought-after area. With its historical charm and modern conveniences, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely home and experience all that it has to offer.

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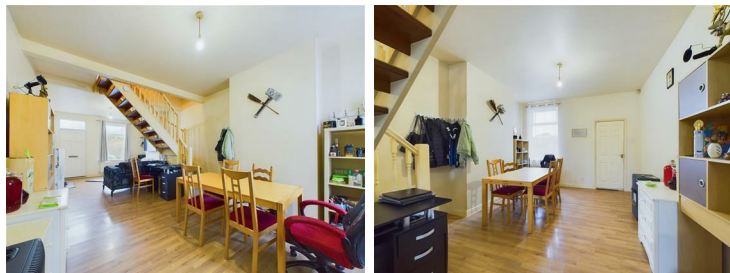
Through Lounge Diner

Lounge area



Window and door to the front, radiator and stairs leading off. There is a disconnected gas fire.

Dining area



Window to the rear and radiator.

Kitchen



Window to the side, an extensive range of fitted cupboards, gas hob, electric oven and extractor hood. Single drainer sink unit, plumbing for a washing machine, extensive worksurfaces, central heating boiler and radiator.

Bathroom



With a three piece suite comprising low level wc, pedestal wash hand basin, panelled bath with mira shower over. Radiator and window to the side.

On the first floor.

Landing



Loft access.

Bedroom One



Window to the front and radiator.

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Bedroom Two



Window to the rear radiator and built in cupboard.

Bedroom Three



Window to the rear and radiator.

Outside



Rear Garden



approached via a shared entry. Good sized enclosed rear garden being mostly slabbed.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

Please contact David, Julie or Henry 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.

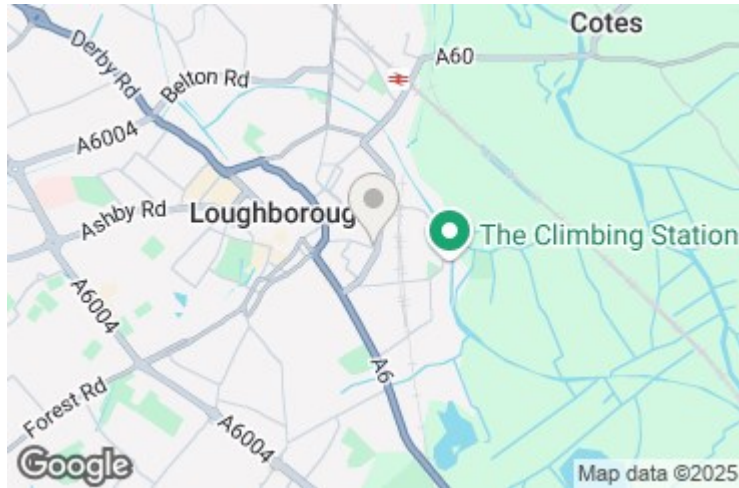
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General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0

Approximate total area⁽¹⁾
837.22 ft²

Reduced headroom
4.47 ft²

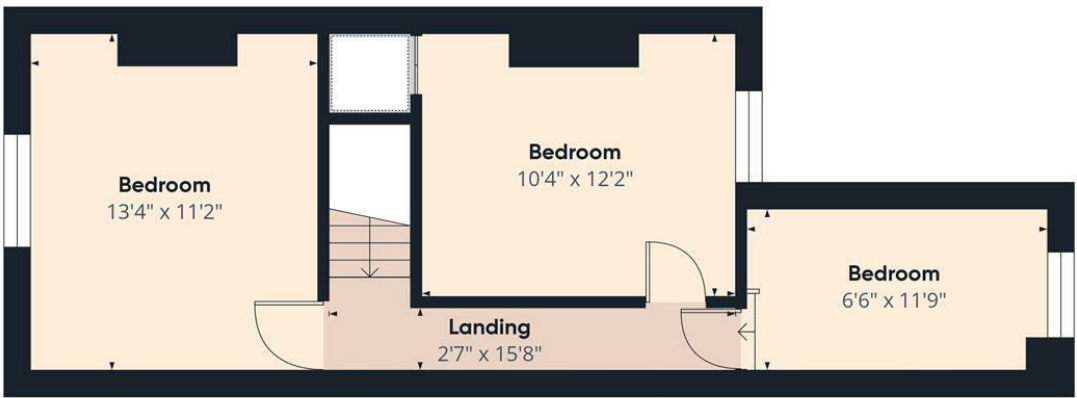
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

