



Belmont Way, Loughborough, Leicestershire LE11 4WQ

£194,950

At Nick Humphreys, we are delighted to bring to the market this well-maintained and spacious two-bedroom mid-terrace property. The property benefits from off-road parking, gas central heating, UPVC double-glazed windows and doors, and a single garage. It is being sold with no onward chain, making it an ideal purchase for first-time buyers, those looking to downsize, or even investors, as it has a solid history of being rented to professionals.

The property features an entrance hall that provides access to a generously sized lounge, where stairs lead to the first floor. On the ground floor, there is a kitchen-diner with patio doors that open onto the rear garden. Upstairs, the first floor comprises two bedrooms and a three-piece bathroom, including a bath with a shower above, a low-flush WC, and a wash hand basin.

The property is conveniently located just a stone's throw from Junction 23 of the M1 and benefits from excellent transport links to and from Loughborough town centre and beyond.

Viewing is highly recommended for anyone intrigued by this property, which is sure to impress just from the fantastic photographs.

Belmont Way, Loughborough, Leicestershire LE114WQ

Ground Floor

Entrance Hall

3'5 x 3'5 (1.04m x 1.04m)

Lounge

14'25 x 10'44 (4.27m x 3.05m)

Kitchen Diner

14'9 x 6'3 (4.50m x 1.91m)

First Floor

Stairs / Landing

Bedroom One

11'2 x 10'3 (3.40m x 3.12m)

Bathroom

6'2 x 5'1 (1.88m x 1.55m)

Bedroom Two

7'4 x 8'4 (2.24m x 2.54m)

Outside

Eternally the property has off road parking to the front which gives access into a single garage, To the rear there is a good size rear garden which consists of a patio and lawn area. There is also a door into the garage from the rear garden.

Garage

Single garage, up and over door with lighting.

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

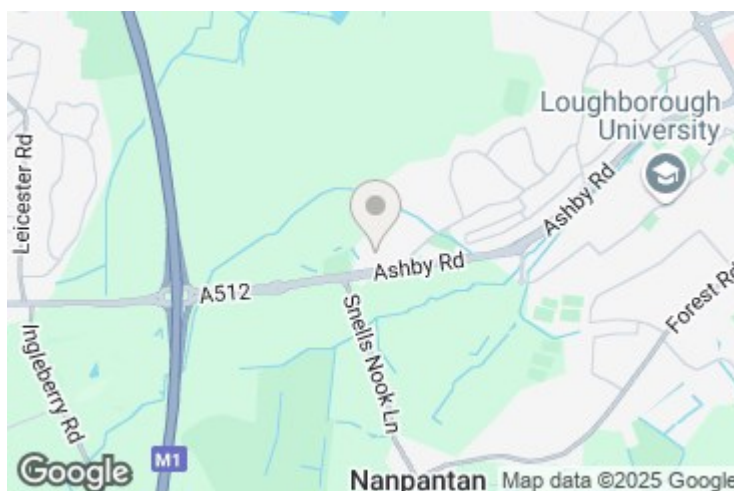
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being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

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.

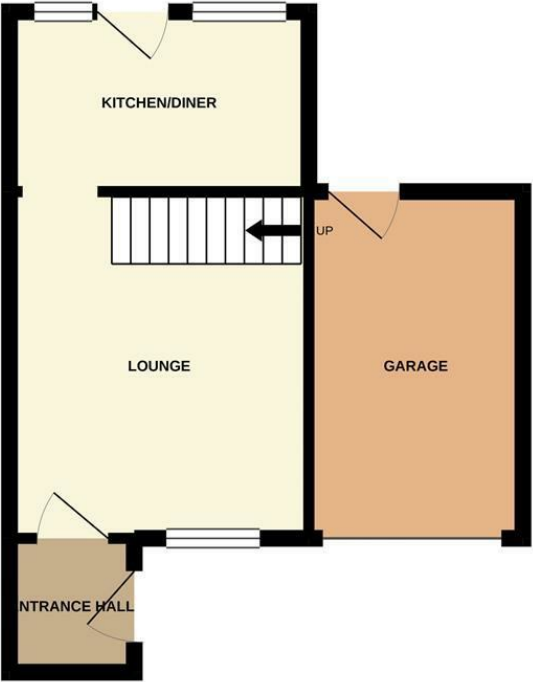
Hours Of Business

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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