



Empress Road
Loughborough, LE11 1RQ

Offers Over £150,000

Property Features

- VIDEO TOUR AVAILABLE
- TWO DOUBLE BEDROOMS
- LARGE UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN WITH FRENCH DOORS
- INTEGRATED FRIDGE AND FREEZER
- DOWNSTAIRS W.C
- RENTAL YIELD £695PCM

Full Description

This Victorian end terrace offers a beautiful combination of ORIGINAL FEATURES and MODERN DECOR. Downstairs there are TWO RECEPTION ROOMS, EXTENDED KITCHEN with integrated fridge and freezer, and French doors leading out into the garden, and unusually for a terrace, a DOWNSTAIRS W.C. Upstairs doesn't disappoint either with TWO DOUBLE BEDROOMS, and LARGE BATHROOM WITH FIVE PIECE SUITE. Recently let for £695pcm.

ENTRANCE

PVCu double glazed door into dining room.

DINING ROOM

12' 5" x 11' 6" (3.78m x 3.51m)

PVCu double glazed window to front elevation, feature fireplace with open fire, two radiators, door concealing stairs off to first floor and opening into living room.

LIVING ROOM

12' 6" x 12' 5" (3.81m x 3.78m)

PVCu double glazed window to rear elevation, original built in storage cupboard, under-stairs storage cupboard, radiator and door into kitchen.

KITCHEN

19' 0" x 7' 4" MAX. (5.79m x 2.24m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, cooker included, stainless steel extractor hood, integrated fridge and freezer, space and plumbing for under-counter dishwasher and washing machine, wall mounted boiler (newly installed in 2020), tiled flooring, radiator, door into downstairs W.C., two PVCu double glazed windows to side elevation and PVCu double glazed French doors to rear



elevation leading out into the garden.

DOWNSTAIRS W.C.

Fitted with a modern white two piece suite comprising close coupled W.C. and wash hand basin, continuation of tiled flooring and PVCu double glazed window to side elevation.

LANDING

Stained glass panels to ceiling allowing light from loft void window, and doors to both bedrooms and bathroom.

BEDROOM ONE

12' 5" x 11' 6" (3.78m x 3.51m)

PVCu double glazed window to front elevation, original feature fireplace, radiator and storage cupboard giving access to loft with drop down ladder.

BEDROOM TWO

10' 4" x 9' 5" (3.15m x 2.87m)

PVCu double glazed window to rear elevation and radiator.

BATHROOM

12' 10" x 7' 5" (3.91m x 2.26m)

Fitted with a white five piece suite comprising close coupled W.C., pedestal wash hand basin, bidet, bath with shower attachment and shower cubicle, radiator, tiled flooring and PVCu double glazed window to rear elevation.

OUTSIDE

To the rear of the property is a low maintenance courtyard garden enclosed by walling, with gate leading to entry.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated



as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

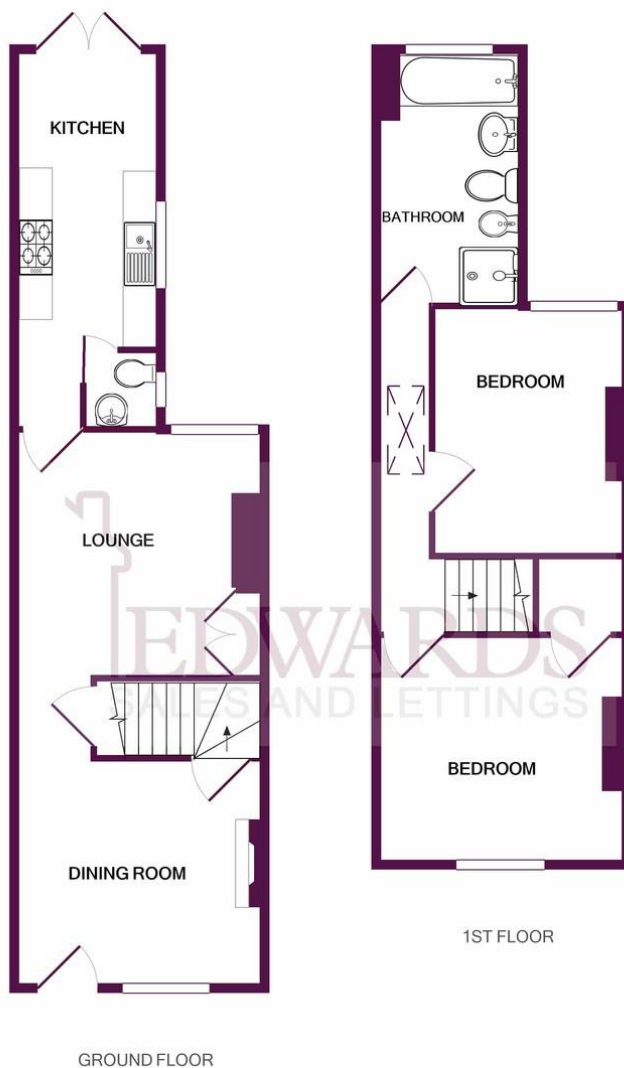
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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