



**Tuckers Road**  
Loughborough, LE11 2PQ

**£105,000**



# Property Features

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- GROUND FLOOR FLAT
- TWO BEDROOMS
- FITTED WARDROBES
- LIVING ROOM WITH BALCONY
- FITTED KITCHEN AND BATHROOM
- DOUBLE GLAZED

## Full Description

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This SPACIOUS ground floor FLAT offers TWO DOUBLE BEDROOMS with fitted wardrobes, living room with a BALCONY looking out to the communal gardens, modern fitted kitchen, bathroom and DOUBLE GLAZED windows throughout. Within walking distance of the town centre and close to CHARNWOOD WATERS.

### ENTRANCE HALL

Front Door from communal hallway with doors leading to Bedroom one, the living room, Bedroom two, the shower room and kitchen and door to cupboard

### LIVING ROOM

15' 9" x 12' 1" (4.8m x 3.68m)

PVCu double glazed window to rear elevation, radiator and door to balcony.

### KITCHEN

8' 10" x 7' 5" (2.69m x 2.26m)

FitTed with a range of wall and base units with laminate work surfaces, stainless steel sink unit, space for cooker, fridge, freezer and washing machine, and PVCu double glazed window to front elevation.

### BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m)

PVCu double glazed window to rear elevation, built in wardrobes and radiator.

### BEDROOM TWO

10' 3" x 8' 9" (3.12m x 2.67m)

PVCu double glazed window to side elevation, radiator and fitted wardrobe.



## SHOWER ROOM

Fitted with a three piece suite comprising close coupled W.C., wash hand basin and shower cubicle, radiator and PVCu double glazed window to front elevation.

## 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.

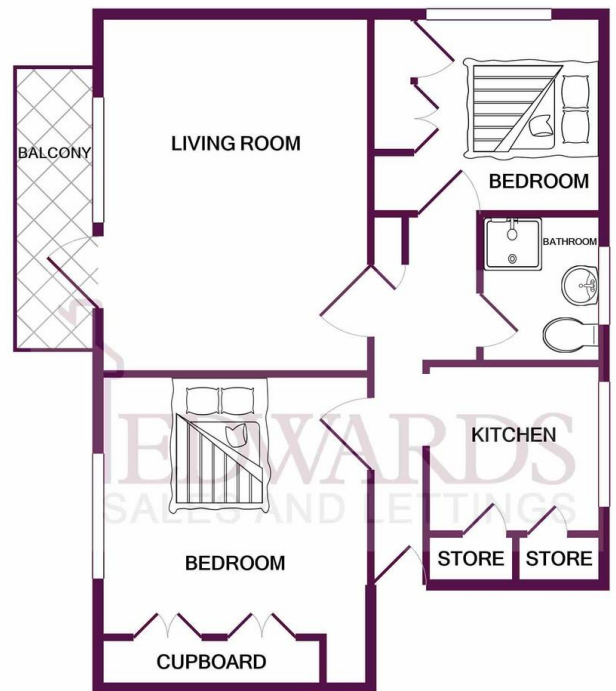
## Referral Fees

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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