



**NICK HUMPHREYS**

SALES • LETTINGS • STUDENT

SINCE 1986

**Boyer Street, Loughborough, LE11 1DT**

**£225,000**



Entrance Hall

Door to the front and radiator.

Breakfast Kitchen

Upvc window to the front, tiled floor, an extensive range of modern fitted cupboards and worktops, built in oven hob, extractor hood, plumbing for a washing machine, one and a half bowl sink unit, radiator Vaillant central heating boiler.

Lounge

Radiator, feature fireplace incorporating an electric fire, patio doors.

Conservatory

Enjoying Upvc double glazing with windows and doors to the rear garden.

First Floor

Landing with loft access.

Bedroom One

Upvc Window to the front, radiator, fitted wardrobes and cupboards.

Bedroom Two

Upvc window to the rear, radiator.

Family Shower Room

Upvc window to the front, vanity wash hand basin, low level w.c, shower cubicle with fitted shower, towel radiator.

Bedroom Three

Upvc window to the rear, radiator.

Outside

To the front, lawned front garden - off road parking - single car port.

Rear Garden

Lawned rear garden, felt and timber garden shed.

Tenure

Freehold

Council Tax Band

South Derbyshire 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.

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 us, 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 guide and we do not rely on any representation or inspection of this agent's property for any representation.

Hours Of Business

Our office is open from

Saturday 10am - 1pm

