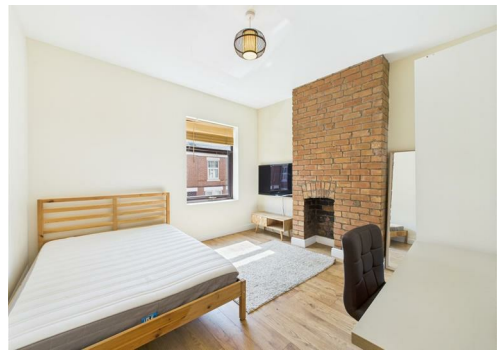


# NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



## Paget Street, Loughborough, LE11 5DU

### £199,950

INVESTMENT OPPORTUNITY – LET UNTIL 30TH JUNE 2026.

With a strong rental history, this two-bedroom terraced property is fully let and generating an impressive annual income of £20,800 (including bills) – an opportunity not to be missed!

The accommodation comprises two reception rooms and a well-equipped modern kitchen on the ground floor. Upstairs, there are two double bedrooms and a beautifully fitted shower room.

To the rear, the property features an enclosed garden, with shared alleyway access via the neighbouring property. Additional benefits include double-glazed windows and part UPVC double-glazed doors.

Ideally located within a 7–10 minute walk to Loughborough University and just 5 minutes from the town centre, the combination of location, condition, and rental yield makes this an excellent long-term investment.

Contact our office today for more information!

# Paget Street, Loughborough, LE11 5DU

## 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.

## 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

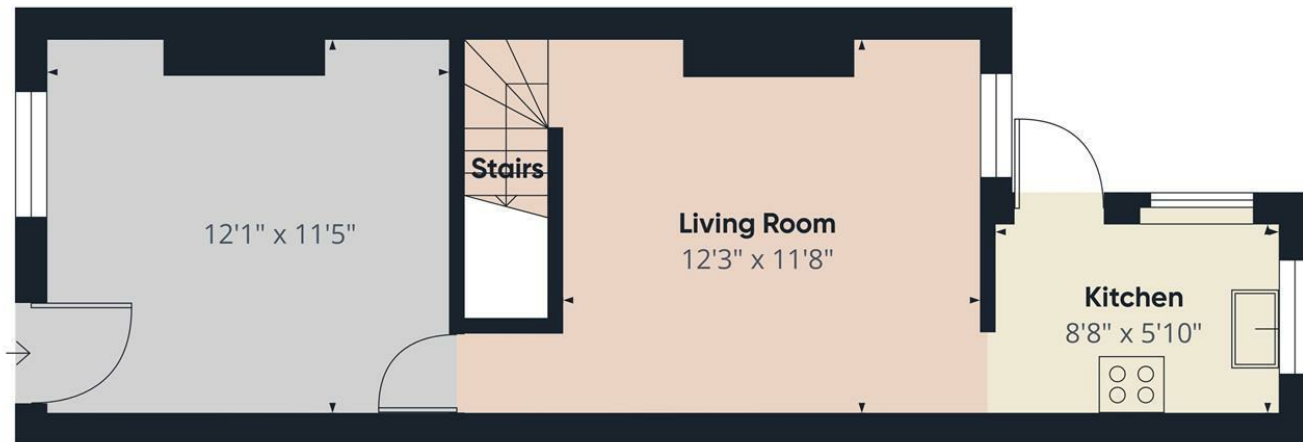
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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 - 5.30pm

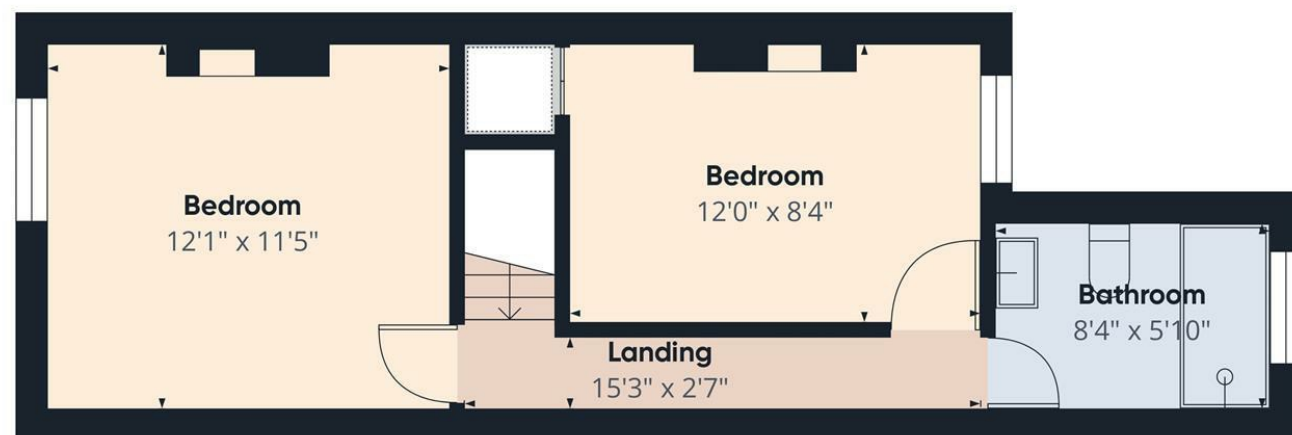
Saturday 10am - 3:30pm.





Floor 0

Approximate total area<sup>(1)</sup>  
691 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

