



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Laurel Road, Leicestershire, LE11 2NL

Offers Invited £169,950

60 Laurel Road, Loughborough, Leicestershire, LE11 2NL

Not to be missed! Call us today! Two bedrooms, two off road parking space upon a driveway and garage!

This modern and well-kept Leasehold Coach House comprises from a ground floor entrance hall having WC along with stairs that lead to the first floor. To the first floor there are two bedrooms (one with built in wardrobes), kitchen with white goods, living diner and bathroom having shower above the bath.

To the rear there is an enclosed rear garden with good size patio area. The property benefits from gas central heating, new double-glazed windows, allocated parking to the front on a drive to the front of the single garage.

Call our office for more information and not to miss out.

Please note : The photographs used in this property advert are from before the property was tenanted by the current tenants.

We are also advised that currently no Ground or Service is paid as the freeholder cannot be located.

Our vendor has provided what information they have for us to share, but we would advise you to take legal advise before proceeding with a purchase to fully understand.



Tenure

Leasehold

125 year lease from 1994. There is no service charge or ground rent to pay.

Council Tax Band

Charnwood Borough Council

Council Tax Band : A

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

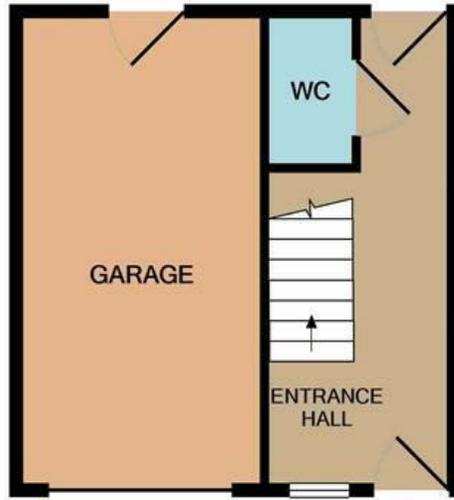
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection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





GROUND FLOOR



1ST FLOOR

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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