



**P** Mon - Sat  
8 am - 6 pm  
1 Oct - 31 May  
Permit holders **Z5**  
or  
1 hour  
No return  
within 1 hour

**NICK HUMPHREYS**

SALES · LETTINGS · STUDENT

SINCE 1986

**Station Street, Loughborough, LE11 5EF**

**£155,000**

## 95 Station Street, Loughborough, LE11 5EF

A well-proportioned two-bedroom terraced property offering a practical layout and generous living space throughout. Well suited to first-time buyers, investors, or those looking to modernise and add value.

The accommodation comprises a front-facing reception room with a separate lounge positioned towards the rear of the property. The kitchen is also located at the rear offering direct access to the outside space.

To the first floor, a landing provides access to two bedrooms and a well-sized bathroom, creating a clear and functional separation from the ground floor living areas.

The property comes with ample storage and there is also a cellar.

Externally, the property benefits from a rear garden, offering private outdoor space.

Overall, a solid home with a traditional layout.



### **Tenure**

Freehold

### **Council Tax Band**

Charnwood 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.

### **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.

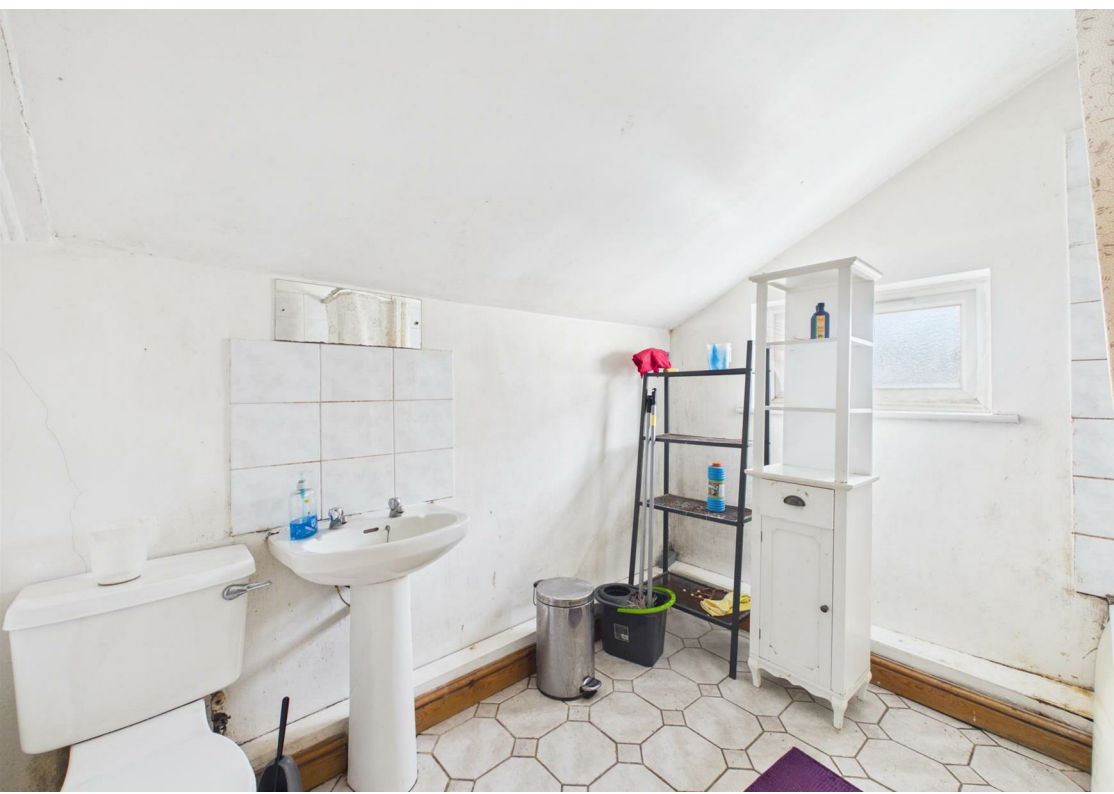
### **General Note**

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

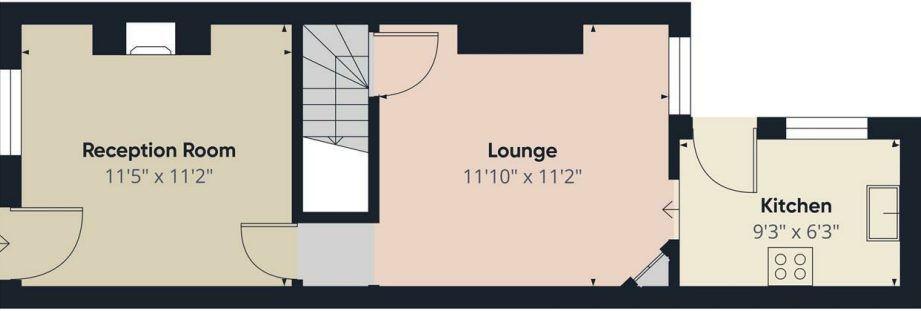
### **Hours Of Business**

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.







Floor 0

Approximate total area<sup>®</sup>  
341 ft<sup>2</sup>

(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.

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Floor 1

Approximate total area<sup>®</sup>  
367 ft<sup>2</sup>

(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.

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