



**NICK HUMPHREYS**

SALES · LETTINGS · STUDENT

SINCE 1986

**Birch Close, Loughborough, LE11 2TF**  
**Offers In The Region Of £550,000**

## Amenities & Transport Links

Ideally located within easy walking distance of Outwoods Edge Primary School and Woodbrook Vale School, together with nearby amenities, picturesque woodland walks and excellent transport links, this outstanding family home combines an enviable location with immaculate presentation throughout.

Early internal viewing is highly recommended to fully appreciate the quality, space and exceptional standard of accommodation on offer.

For commuters, the property is superbly located with Loughborough railway station approximately 2.5 miles away, providing regular direct services to Leicester, Nottingham, Derby and London St Pancras. The M1 motorway (Junction 23) is within easy reach, offering convenient road links to Leicester, Nottingham, Derby and East Midlands Airport. Regular local bus services also operate nearby, providing excellent connections across the town and surrounding areas.

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : E

## Viewings

Please contact Julie, Lauryn 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 11

