



**57 JUDGES STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1RU**



£97,500

***GOOD ACCESS TO THE TOWN CENTRE**

***IMMEDIATE VACANT POSSESSION**

***TWO RECEPTION ROOMS *THREE BEDROOMS**

A traditional terrace house with good access links to Loughborough Town Centre. Available with partial double glazing, immediate vacant possession and accommodation comprising: Lounge, dining room, kitchen, rear lobby, ground floor bathroom/W.C. To the first floor there are three bedrooms. Outside- low maintenance rear garden. Viewing recommended.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
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Residential Sales

ACCOMMODATION:

LOUNGE 3.96m x 3.96m (12' 12'' x 12' 12'') Fireplace with inset gas fire, cornice and rose to ceiling. Double glazed window to the front elevation. UPVC double glazed front door

DINING ROOM 3.66m x 3.61m (12' 0'' x 11' 10'') Gas fire and single glazed window to the rear elevation. Doorway and staircase leads down to a **CELLAR**. Stairs off to the first floor.

KITCHEN 2.92m x 2.06m (9' 7'' x 6' 9'') Range of base and eye level units with working surfaces and inset sink unit with tiled splash backs. Cooker space, electric cooker panel point. Single glazed window to the side elevation. **REAR LOBBY** doorway leading to the rear of the property.

BATHROOM Bath with shower unit over, pedestal wash hand basin, low flush W.C. Part tiled walls, wall mounted electric fan heater and a single glazed window to the side elevation

LANDING Access to roof space.

BEDROOM 1 4.12m x 3.66m (13' 6'' x 12' 0'') Double glazed window to the front elevation. Storage cupboard.

BEDROOM 2 3.63m x 3.07m (11' 11'' x 10' 1'') Double glazed window to the rear elevation. Clothes closet.

BEDROOM 3 2.87m x 2.11m (9' 5'' x 6' 11'') Double glazed window to the rear elevation

OUTSIDE Low maintenance rear garden with gateway to a side shared access.

SERVICES All main services are connected to the property. Domestic hot water is supplied by the gas central heating boiler. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION We understand the property to be freehold and vacant possession will be given upon completion of the sale.

PURCHASE PROCEDURE Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

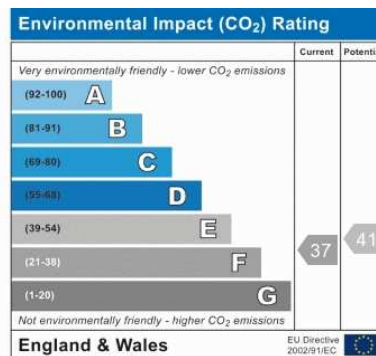
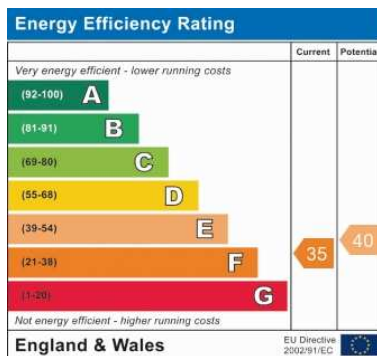
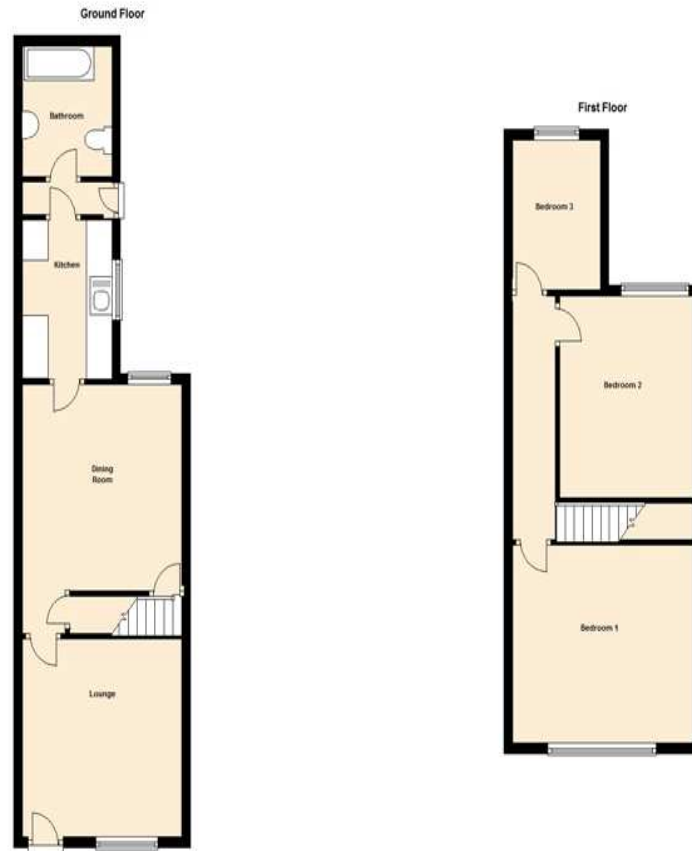
DIRECTIONS From our office proceed along the A6 Leicester Road and at the second set of traffic lights turn left into King Street and then bear right and proceed along Great Central Road. Continue over the railway bridge. Upon reaching the cross roads turn left into Moor Lane and then second right into Judges Street where the subject property can be identified on the right hand side of the road.

MONEY LAUNDERING Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING Strictly by prior appointment through ourselves.



PROPERTY MISDESCRIPTION ACT All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. 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 them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.



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**FOR FURTHER DETAILS
AND INFORMATION**

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