



## DRAFT DETAILS

**6 HERBERT STREET, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1NX**



**PRICE: £279,950**

A well-presented and extended three bedroom end of terrace property set within walking distance of the town centre and within easy access of local commuter routes including the train station. The accommodation, in brief, comprises of an entrance hall, a lounge dining room and extended the kitchen. To the first floor there are two double bedrooms, a single bedroom and a family bathroom with a three-piece suite. Outside there are gardens to the front and rear with a brick built store to the left hand side. On-street street permit parking is available within the vicinity. Energy Rating D.

### THINKING OF SELLING?

For a **FREE VALUATION** of your property without obligation  
**RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** With a staircase leading up to the first floor accommodation. Ceiling light point. Central heating radiator. Internal doors through to:

**LOUNGE:** 3.63m x 3.56m (11' 11" x 11' 8") With walk-in bay window to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace. Door through to:

**KITCHEN:** 5.31m x 1.78m (17' 5" x 5' 10") With range of base and eye level units with inset sink and side drainer. Space and plumbing for oven, washing machine and larder style fridge freezer. Two ceiling light points. Central heating radiator. Double glazed window to the rear elevation. Double glazed door to the side leading out to the rear garden.

**DINING ROOM:** 3.63m x 3.56m (11' 11" x 11' 8") Dining room with sliding patio doors to the rear. Ceiling light point. Central heating radiator. Laminate effect timber flooring.

**UPSTAIRS LANDING:** With ceiling light point and loft access hatch. Internal doors give access to:

**BEDROOM ONE:** 3.66m x 3.35m (12' 0" x 11' 0") Bay window to the front elevation. Ceiling light point. Central heating radiator.

**BEDROOM TWO:** 3.63m x 3.35m (11' 11" x 11' 0") Double glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**BEDROOM THREE:** 2.26m x 2.03m (7' 5" x 6' 8") Double glazed window to the front elevation. Ceiling light point. Central heating radiator.

**BATHROOM:** Comprising of a three-piece suite to include bath with shower attachment over, a wash hand basin and WC. Obscure double glazed window to the rear elevation. Ceiling light point. Central heating radiator and built-in storage cupboard.

**OUTSIDE:** To the front there is a low maintenance area which is round to the left hand side to large brick built this store the property is accessed via a timber door with ornate side lights to the rear is a slab patio area with raised lawn with planting boards to either side retaining wall to the left-hand side and fencing to the right to the bottom of the garden there is standing for a timber store

**DIRECTIONAL NOTE:** From our office proceed in a southerly direction on the A6 Leicester Road. At the traffic lights, turn left onto Barrow Road. Follow the road round to the left and head over the traffic lights. At the next set of traffic lights turn right onto Bridge Street. This turns in to Tudor Road where Herbert Street is the second from last on the left-hand side. Number 6 Herbert Street is the first property on the left hand side.

**COUNCIL TAX BAND:** Band B.



**SERVICES:** Freckeltons have not tested the services and appliances and interested parties should make their own investigations. All mains services are connected.

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

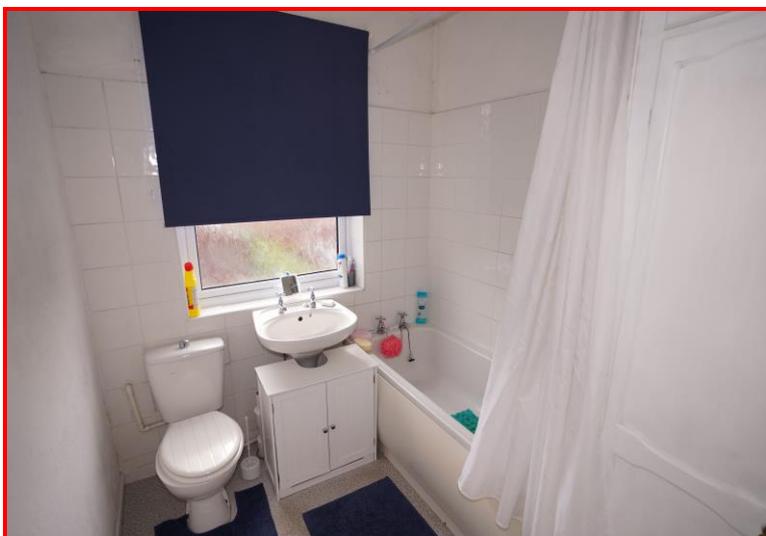
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

**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 i.e. a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

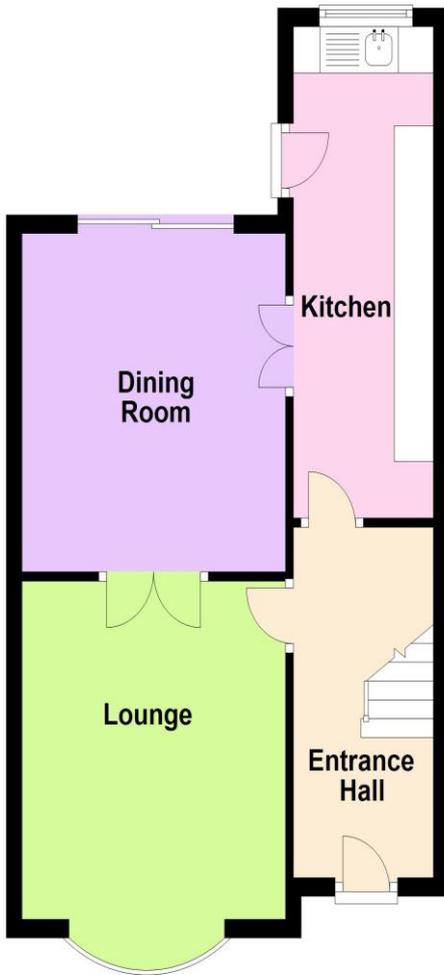
**VIEWING:** Strictly by prior appointment through ourselves.

**IMPORTANT NOTE:** All dimensions and floor plans 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. Details produced on 16/08/2022. We are members of The Property Ombudsman scheme.



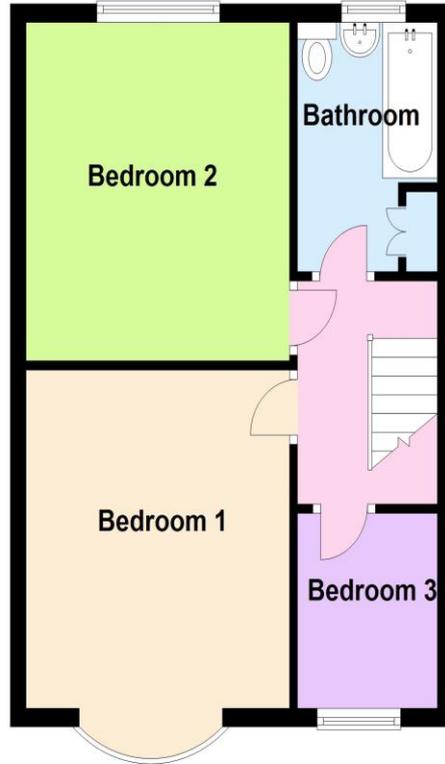
### Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 81.6 sq. metres (877.9 sq. feet)

