



**29 EMPRESS ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 1RQ**



**PRICE: £134,950**

Situated in this popular residential area, this three bedroom mid-terraced house is located within close proximity to Loughborough's town centre and local commuter routes. In brief, the accommodation comprises of a Lounge, Dining Room, Kitchen and Bathroom to the ground floor and two double Bedrooms and a single Bedroom to the first floor. Outside there is on-road parking to the front and there is a low maintenance yard to the rear. The property makes for an ideal purchase for those looking to make their first steps onto the property ladder. Energy Rate D.

**THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION

**LOUNGE:** 11'6" x 12'6" (3.51m x 3.81m)  
UPVC double glazed window to the front elevation.  
Ceiling light point. Central heating radiator. Stairs rising to the first floor accommodation.

**DINING ROOM:** 12'6" x 12'6" (3.81m x 3.81m)  
UPVC double glazed window to the rear elevation.  
Ceiling light point. Gas fire. Central heating radiator.  
Under stairs store cupboard. Internal door to:-

**KITCHEN:** 13' x 7'3" (3.96m x 2.21m) Comprising of a range of base and eye level units. Roll edge work surface. Inset stainless steel sink with side drainer. Space and plumbing for washing machine. Wall mounted gas central heating boiler. With two UPVC double glazed windows to the side elevation. Ceiling strip light. Sliding door to:-

**REAR ENTRANCE PORCH:** Timber door to the garden. Internal door to:-

**BATHROOM:** Comprising of a three piece suite to include panelled bath with shower attachment over, wash hand basin and low level W.C. Obscure UPVC double glazed window to the rear elevation and ceiling light point. Central heating radiator.

**FIRST FLOOR:** Stairs to landing.

**BEDROOM ONE:** 12'8" x 11'6" (3.86m x 3.51m)  
UPVC double glazed window to the front elevation.  
Ceiling light point. Central heating radiator. Over stairs storage cupboard.

**BEDROOM TWO:** 12'6" x 9'6" (3.81m x 2.26m) UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**BEDROOM THREE:** 12'11" x 7'5" (3.94m x 2.26m)  
UPVC double glazed window to the rear elevation.  
Ceiling light point. Central heating radiator. Airing cupboard with hot water cylinder.

**OUTSIDE:** The property sits flush fronted to the pavement. To the rear there is a small yard enclosed by brick perimeter walling with a rear access gate. There is an alleyway to the rear of the yard that is shared between the houses (you are responsible for the area behind your yard).

**DIRECTIONAL NOTE:** From our office proceed in a southerly direction on the A6 Leicester Road. At the second set of traffic lights turn Left onto King Street. Continue along and take the fourth right hand turn onto Empress Road where number 29 can be located on the right hand side



**SERVICES:** We understand mains Electricity, Gas, Water and Drainage services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** We understand the property is Freehold and subject to an Assured Shorthold Tenancy currently generating £500.00 per month. The tenant has been served with a notice in order to assist with the sale and is currently due to leave around the middle of June. If any purchaser wishes for the tenant to remain in situ, the notice can be rescinded.

**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 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.

**PURCHASER'S NOTE:** The photographs used for advertisement were taken in June 2015 and are purely for illustrative purposes only. We have been unable to take new photographs due to the current situation.

**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 the 6th April 2021. We are members of The Property Ombudsman scheme.





