



Bridgeland Road, Loughborough

welcome to

Bridgeland Road, Loughborough

**** FOR SALE**** this unique six bedroom property in the centre of Loughborough. Set over three floors internal viewing is highly recommended to appreciate the accommodation on offer. Call us today on 01509 214686!

Entrance

Entrance to the property is via a upvc double glazed front door into a entrance hallway. The entrance hallway has carpeted flooring, stairs to the first floor and a door leading to the lounge.

Lounge

15' 10" x 10' 3" (4.83m x 3.12m)

The lounge has carpeted flooring, a radiator, upvc double glazed window to the front elevation and an archway leading to the kitchen.

Kitchen

16' 9" x 11' 6" (5.11m x 3.51m)

The kitchen is fitted with a range of base and wall mounted units, vinyl flooring, electric oven and hob, extractor fan, space for a fridge freezer, Upvc double glazed window to the rear and a upvc double glazed back door leading to the rear.

First Floor Landing

First Floor landing has stairs rising from the ground floor and doors to the first floor rooms.

Bedroom One

10' 2" x 10' 2" (3.10m x 3.10m)

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Shower Room

The shower room is fitted with a three piece suite comprising of shower cubicle with shower over, low level wc and hand wash basin, partially tiled walls and vinyl flooring,

Bedroom Five

11' 7" x 7' 5" (3.53m x 2.26m)

Bedroom five has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Three

11' 6" x 8' 11" (3.51m x 2.72m)

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Second Floor Landing

The second floor landing has stairs rising from the first floor, carpeted flooring and doors to all second floor rooms.

Bedroom Two

10' 2" x 10' 2" (3.10m x 3.10m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Shower Room

The shower room is fitted with a a three piece suite comprising of shower cubicle with shower over, low level wc and hand wash basin, partially tiled walls and vinyl flooring,





Bedroom Four

11' 5" x 8' 10" (3.48m x 2.69m)
Bedroom four has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Six

11' 5" x 7' 6" (3.48m x 2.29m)
Bedroom six has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Agents Note

At the point of marketing, we have been unable to confirm the leasehold costs associated with this property. Please contact the branch at the point of interest for further details.

All services/appliances have not and will not be tested.



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Bridgeland Road, Loughborough

- Large Mid Terraced Property over three floors
- Six Bedrooms
- UPVC Double Glazing
- Gas Central Heating
- Currently generating £15,600 per annum

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000

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Property Ref:
LBH115902 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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