



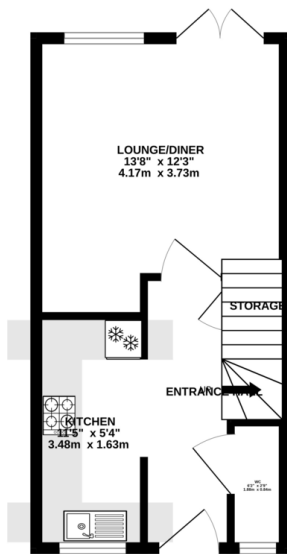
FOR SALE

2 Bed Town House in Wharnccliffe Road, Loughborough LE11 1SL
£180,000

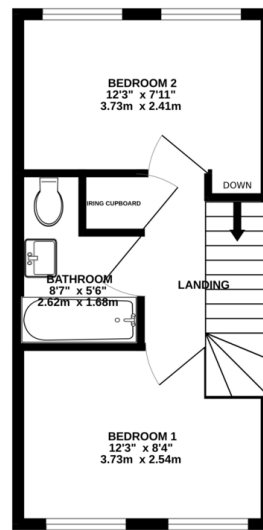
Attractive two bedroom mid town house available for sale on Wharndiffe Road, Loughborough. In excellent condition throughout, the property comprises entrance hall, downstairs WC, kitchen, spacious living room, together with two double bedrooms and bathroom upstairs. The property also benefits from a private garden to the rear, on road parking to the front of the property and secure gated parking with allocated parking space to the rear. An excellent property for first time buyers and investors alike. Sold with no upward chain.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA - 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Upward Chain
- Two Double Bedrooms
- Kitchen with Fitted Appliances
- Modern Attractive Decor
- Well Maintained Throughout
- Ideal First Time Buy
- Private Garden To Rear
- Secure Gated Allocated Parking

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

