



King George Road, Loughborough, LE11 2PA

£165,000

If you're looking to buy a property to put your own stamp on, then this is the perfect choice for you. Whether you're planning to live in it yourself or seeking an investment renovation project, this property is ideal for both scenarios.

This two-bedroom semi-detached house is situated in a sought-after location, providing excellent access to local bus routes, roads, and easy access in and out of Loughborough town centre.

The property features a hall, bay-front lounge, and dining kitchen on the ground floor. On the first floor, there are two double bedrooms, with the main bedroom offering a walk-in wardrobe. There is also a generously sized bathroom. Externally, the property provides parking for two vehicles at the front, with gated side access leading to a split-level rear garden, which is part patio and part lawn.

For more information and to book a viewing, please call our office. This home is highly recommended for anyone looking to make it their own.

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Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Money Laundering

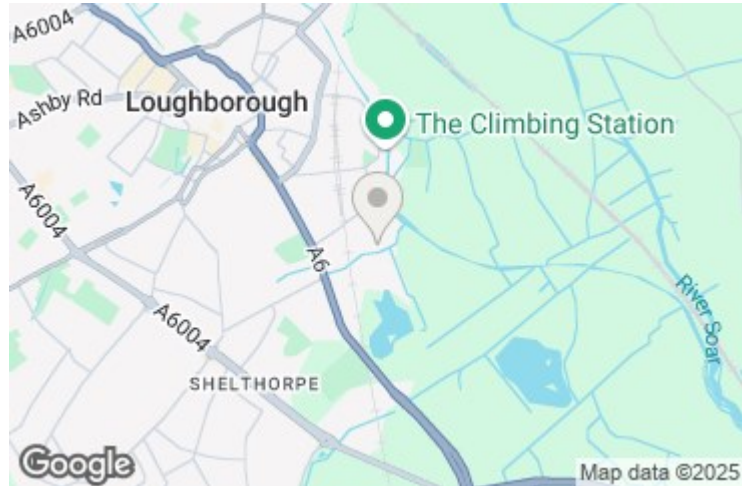
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

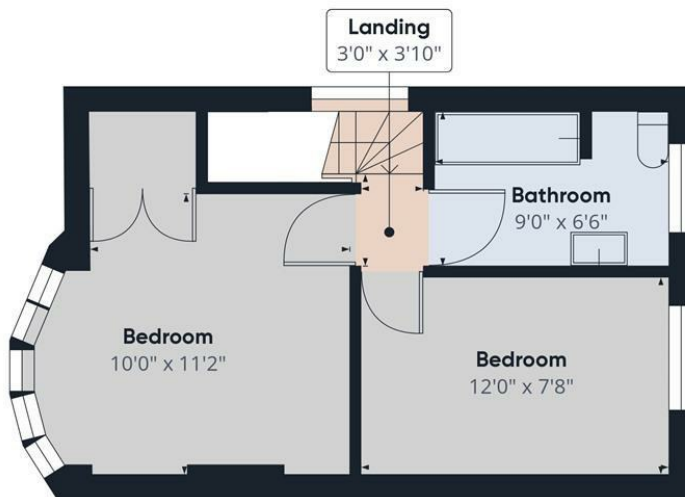
Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾
642.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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