



Rupert Brook Road, Loughborough, Leicestershire LE11 4NJ

£215,000

Attention landlords or a family, this property has an HMO article 4 for three residents.

Welcome to this charming semi-detached house located on the desirable Rupert Brook Road in Loughborough. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there is ample space for everyone to enjoy a good night's sleep.

The house features a well-maintained bathroom, ensuring your daily routines are both convenient and comfortable. Situated on a lovely street, this property offers a peaceful and welcoming atmosphere that you'll love coming home to.

One of the highlights of this home is the parking space available for two vehicles, providing you with the convenience of off-street parking in a bustling area. Whether you're a growing family or someone who loves to host gatherings, this property offers the space and functionality to suit your lifestyle.

Don't miss out on the opportunity to make this house your home sweet home. Contact us today to arrange a viewing and envision yourself living in this delightful property on Rupert Brook Road.

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Entrance Hall

Upvc door to the front

Lounge



Upvc window to rear and radiator

Kitchen



Upvc window to the front, an extensive range of fitted cupboards, single drainer sink unit. Worcester central heating boiler, and plumbing for a washing machine.

Bedroom/ sitting room



Upvc window to rear and radiator

Rear covered area

Utility

wc

low flush wc and wash hand basin

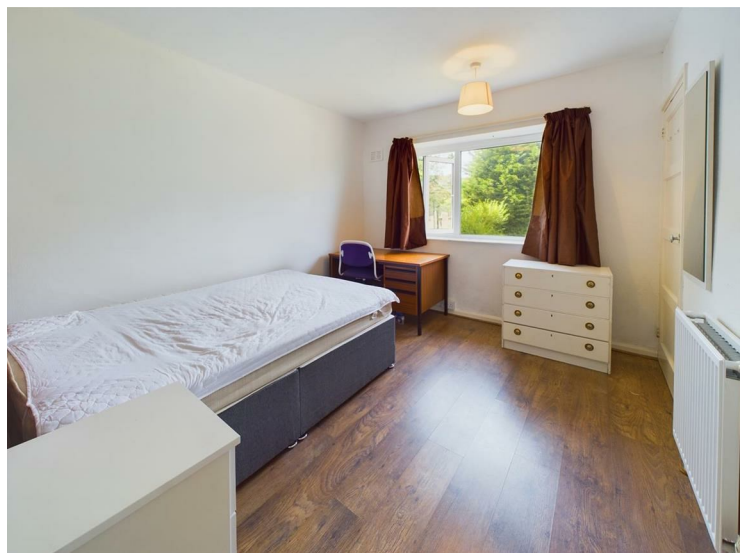
Built in store

First Floor

Landing

Upvc window to side and loft access

Bedroom 1



Radiator and upvc window to rear

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Bedroom 2



Upvc window to rear

Bedroom 3

Upvc window to front radiator

Bathroom



3 piece suite comprising panelled bath with electric shower, pedestal wash hand basin, low level wc. Upvc window to side and radiator.

Outside

Front Garden



lawn and high shrub borders

Rear Garden



Large lawned area and shrub borders

Single Garage

Off road parking to rear

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.

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01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

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.

Photographs

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

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.

Money Laundering

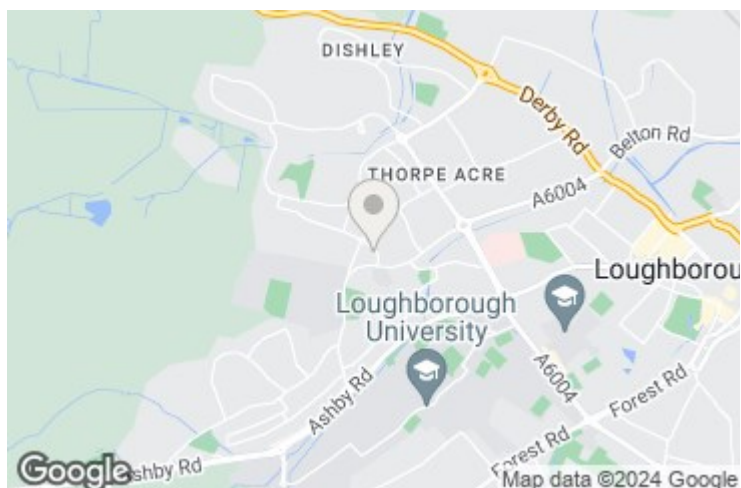
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being 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⁾
815.9 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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