



NICK HUMPHREYS
SALES • LETTINGS • STUDENT

SINCE 1986

Milton Street, Loughborough, Leicestershire, LE11 5JZ
Open To Offers £180,000

35 Milton Street, Loughborough, Leicestershire, LE11 5JZ

Nick Humphreys are delighted to present this well-located end-terrace property to the residential sales market, offered with no upward chain. Situated in a popular area of Loughborough, the accommodation briefly comprises an entrance hall, spacious lounge, kitchen diner, and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

The property benefits from uPVC double glazing, gas central heating, a private driveway, and an enclosed rear garden, making it ideal for modern family living. This home represents an excellent opportunity for first-time buyers or growing families looking to upsize from a two-bedroom property, particularly given its position within a highly regarded school catchment area.

Currently let to a family at £650.00 PCM, the property also offers potential appeal to investors. With the appropriate notice served, it can be purchased by an owner-occupier seeking to create a long-term family home.



Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

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 us, 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 - 5.30pm

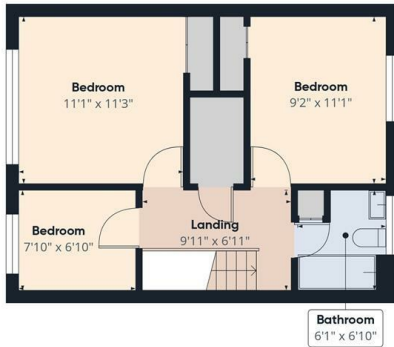
Saturday 10am - 3:30pm.







Floor 0



Floor 1

Approximate total area⁽¹⁾
862 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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