



£195,000 Offers In Excess Of

Ratcliffe Road, Loughborough LE11 1LH

Terraced House | 3 Bedrooms | 2 Bathrooms

01509 270 010


FROBISHERS

www.frobishers.net



Step Inside

Key Features

- NO UPWARD CHAIN
- Ideal First Time Buyer
- Three Bedrooms
- Ensuite Shower Room
- Family Bathroom Upstairs
- Open Plan Lounge and Diner
- Enclosed garden
- Gas Central Heating
- WC downstairs
- Close To The Train Station

Property Description

**** NO UPWARD CHAIN **** A well-presented and upgraded three bedroom terrace property is situated in a perfect location for the local town, road networks and on the doorstep of Loughborough train station. A rare opportunity for this type of property to have an en-suite shower room and family bathroom upstairs and a downstairs w.c. The accommodation comprises an entrance hall, lounge/dining room, refitted kitchen, downstairs cloak, on the first floor are three bedrooms, en-suite shower room and family bathroom. Outside is a private and enclosed walled garden. Viewing is highly recommended. Living/Dining Room 12'7" x 11'5" (3.84m x 3.48m) - Double glazed window to the rear, radiator and carpet floor covering. Fitted Kitchen 12'3" x 9'1" (3.73m x 2.77m) - Fitted with a range of cream fronted base cupboards and drawers and matching eye level unit over. Integrated five burner gas hob, extractor fan, electric oven. Two bowl stainless steel sink with a swan mixer tap. Tiled flooring, obscure glazed back door to the garden and double glazed side window, spotlighting to the ceiling, radiator, space and plumbing for washing machine and fridge/freezer. Cloakroom 7' x 3'5" (2.13m x 1.04m) - Fitted with a two piece suite comprising a low flush WC and vanity wash hand basin. Continuation of the tiled flooring and obscure double glazed window to the side. Landing On the first floor approached via a staircase from the entrance hall is the first-floor landing with banister and spindles, radiator and spotlighting to the ceiling. Bedroom One 12'4" (3.76m) x 11'7" (3.53m) - Radiator, double glazed window to the front and carpet floor covering. En-suite Shower Room 8'5" x 4'2" (2.57m x 1.27m) - Fitted with a white three piece suite comprising shower cubicle with electric shower and spotlight, vanity wash hand basin with mixer tap and white and chrome cupboard and low flush WC. Heated towel rail/radiator, spotlighting to the ceiling and obscure double glazed window to the front. Bedroom Two 13'3" x 10'6" (4.04m x 3.2m) - Radiator and double glazed window to the rear. Bedroom Three 10'6" x 10' (3.2m x 3.05m) - Radiator, double glazed window to the rear and spotlighting to the ceiling. Bathroom 6'3" x 6'3" (1.9m x 1.9m) - Fitted with a white three piece suite comprising a panelled bath with central chrome mixer tap, low flush WC and vanity wash hand basin with mixer tap, mirror and light over and double white cupboard under. Obscure double glazed window to the side, tiled flooring and spotlighting to the ceiling. Outside The property fronts Ratcliffe Road. To the rear there is pedestrian access leading to the private enclosed rear garden with retaining ornamental original wall.





Image not found

Telephone: 01509 270 010



www.frobishers.net