



9 George Street, Loughborough

Leicestershire, LE115DQ

MOORE  
& YORK



### Property at a glance:

- Victorian Terraced Home
- Cash Purchase Only
- No Upward Chain
- Two Double bedrooms
- Two Receptions & Kitchen
- Popular Student Letting Area
- Investment Purchase

Guide Price £130,000 Freehold



### CASH BUYERS ONLY

Victorian mid terraced home situated in the heart of Loughborough's most popular Student letting areas within walking distance of all local facilities and the town Centre. The property requires total refurbishment and the double glazed accommodation briefly comprises to the ground floor two receptions, the rear with access to cellar, and kitchen and to the first floor two double bedrooms and bathroom and stands with lawn and patio garden to rear. The property is being sold with no upward chain and will ideally suit the investment purchaser

#### DETAILED ACCOMMODATION

Hardwood door leading to;

#### FRONT RECEPTION

12' 2" x 11' 11" (3.71m x 3.63m) Gas fire in display surround, UPVC sealed double glazed window.

#### REAR RECEPTION

12' 2" x 12' 0" (3.71m x 3.66m) Door leading to cellar, enclosed stairs leading to first floor, wall mounted display fire, UPVC sealed double glazed window.

#### KITCHEN

10' 0" x 6' 11" (3.05m x 2.11m) Comprising sink unit with cupboard under, work surface with utility space under with plumbing for washing machine, wall mounted eye level cupboards, UPVC sealed double glazed window, door to rear garden.

#### FIRST FLOOR LANDING

#### BEDROOM 1

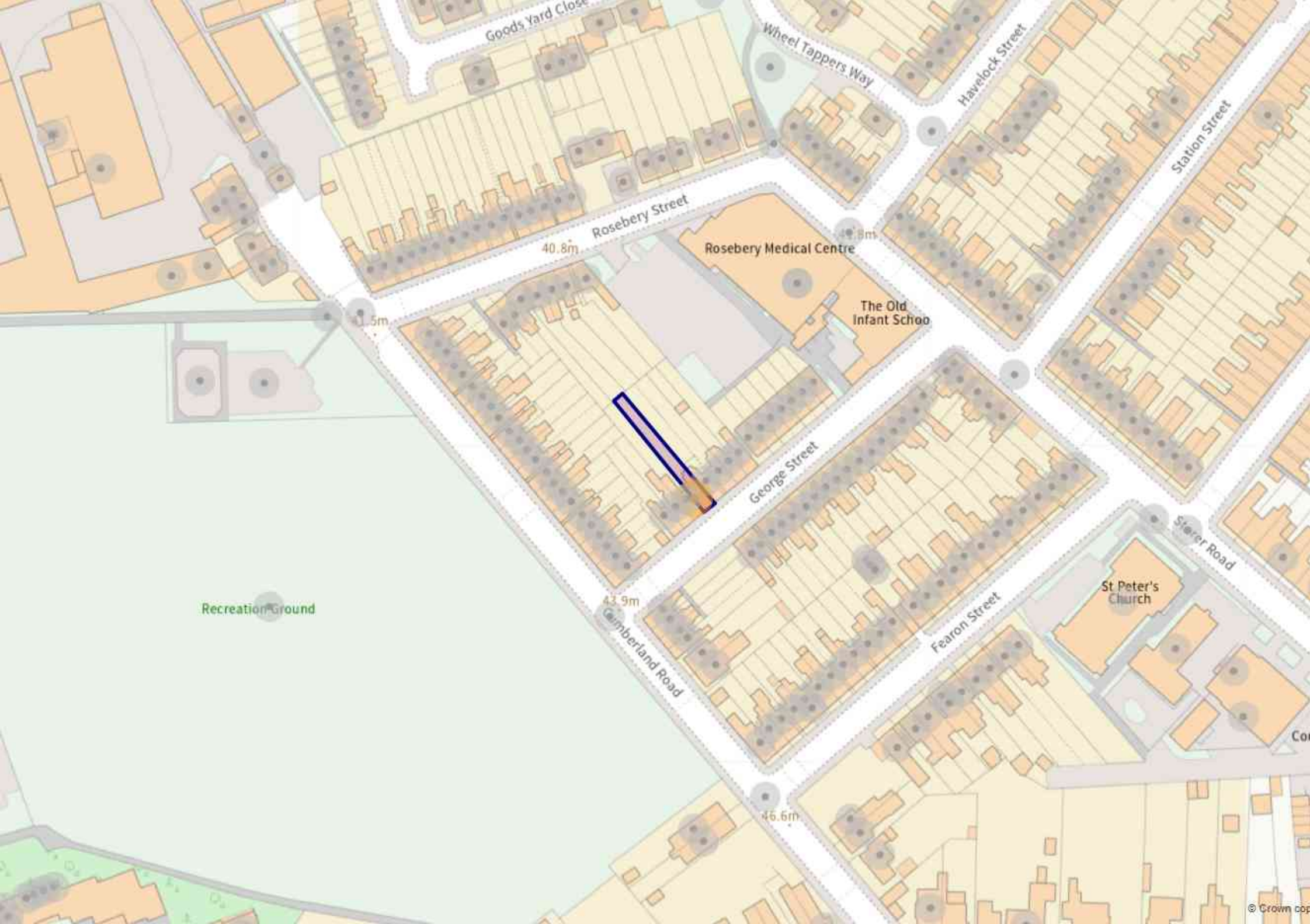
12' 2" x 12' 2" (3.71m x 3.71m) UPVC sealed double glazed window.

#### BEDROOM 2

UPVC sealed double glazed window, over stairs cupboard.







Goods Yard Close

Wheel Tappers Way

Havelock Street

Station Street

Rosebery Street

40.8m

Rosebery Medical Centre

1.5m

The Old Infant School

1.5m

George Street

Geimberland Road

43.9m

Fearon Street

St Peter's Church

Siarer Road

46.6m

Recreation Ground



## **BATHROOM**

Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC.

## **OUTSIDE**

Patio and lawn garden of approximately 70ft to rear with brick built outhouse

## **SERVICES**

All main services are understood to be available. Electric power points are fitted throughout the property, windows are double glazed.

## **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## **FLOOR PLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

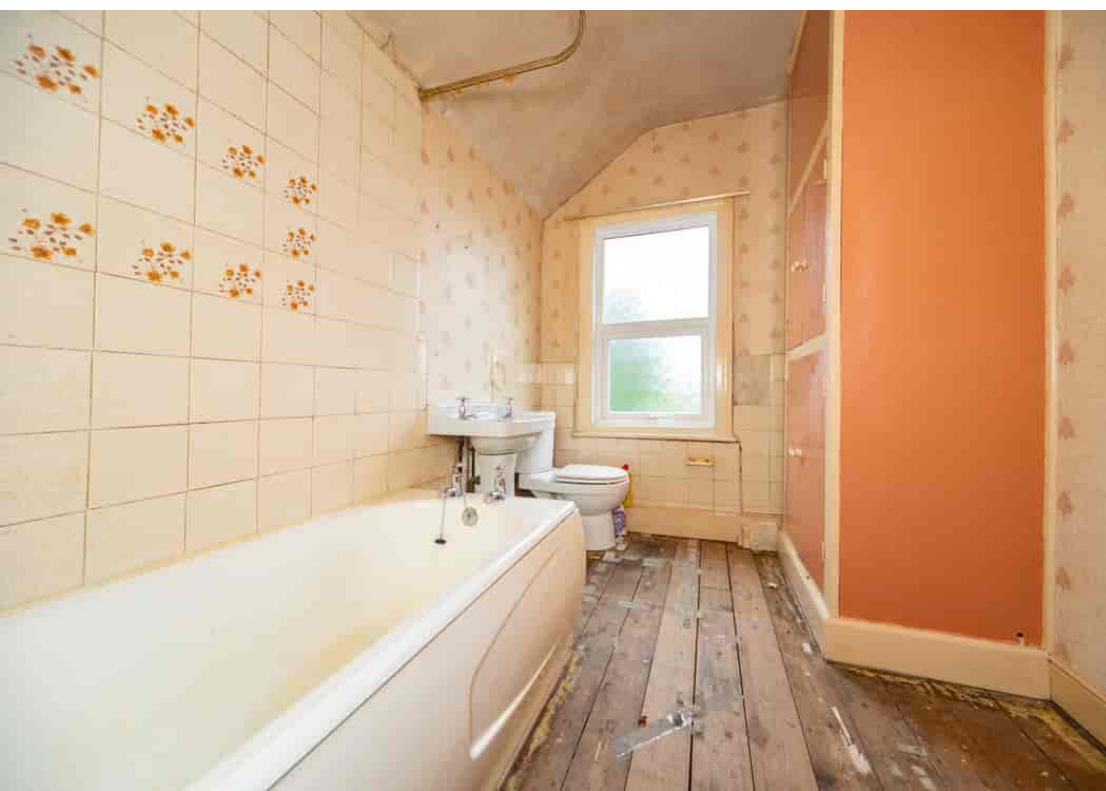
Charnwood A

## **EPC RATING**

TBC

## **IMPORTANT INFORMATION**

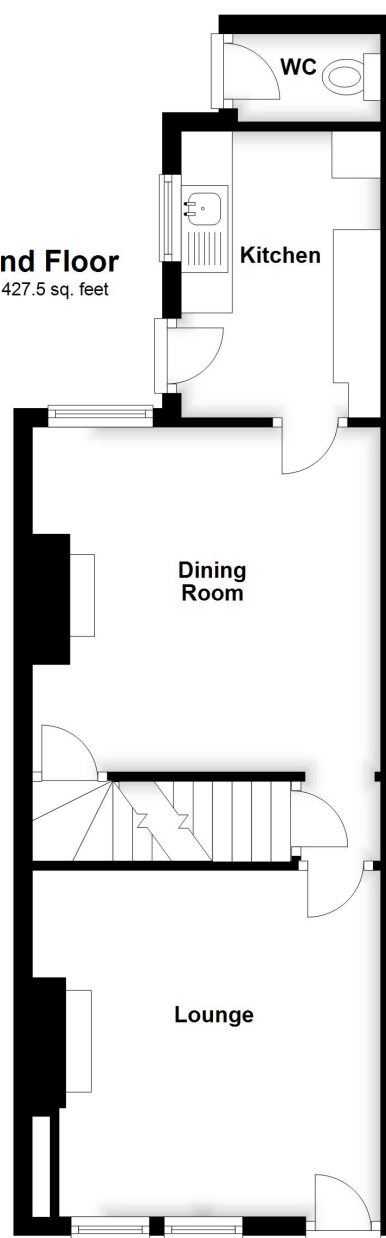
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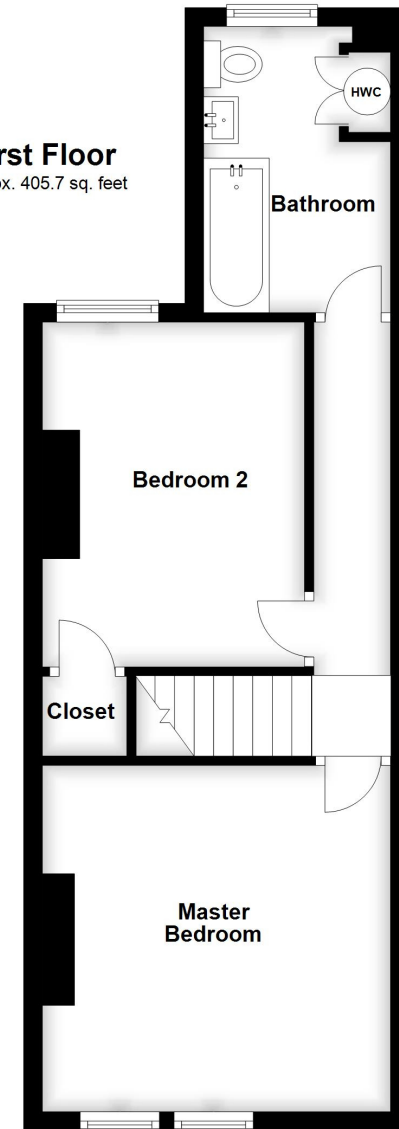


Total area: approx. 1009.7 sq. feet

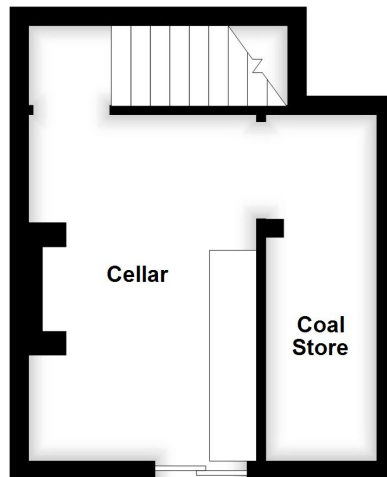
**Ground Floor**  
Approx. 427.5 sq. feet



**First Floor**  
Approx. 405.7 sq. feet



**Cellar**  
Approx. 176.5 sq. feet



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



