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# Ratcliffe Road

## Loughborough

- Traditional end-of-terrace home
- Great opportunity to add value and improve
- Situated in a popular residential street
- Three good-sized bedrooms and a wet room
- Two reception rooms and a kitchen
- Benefits from double glazing and central heating
- Enclosed rear garden with a useful brick outhouse
- Easy walking distance to the train station

### General Description

A great opportunity to add value and improve this traditional end-of-terrace home in a popular residential street in Loughborough. The property benefits from double glazing, central heating, and has been rewired. The property would benefit from some general cosmetic improvements.

The accommodation comprises two reception rooms, a kitchen, and a ground-floor wet room, as well as three bedrooms on the first floor.







## The Property

The accommodation comprises a front reception room with a window to the front and a door to the second reception room, which has stairs to the first floor and a window to the rear.

The kitchen has base and wall units, a wall-mounted central heating boiler, plumbing for a washing machine, a hob and oven, a back door, and a door to the wet room.

The wet room has a non-slip floor, a walk-in shower enclosure with a shower over, a wash hand basin, and a low-level WC. The first-floor landing gives way to three well-proportioned bedrooms.

## The Outside

The property has shared gated access to the side in common with a neighbouring property, which leads to the rear garden. The garden is enclosed and includes a brick outhouse, a timber shed, and is fenced and walled to the boundaries.







## The Location

The property is situated within walking distance of Loughborough town centre and conveniently close to a wide range of shopping facilities, supermarkets, pubs, and eateries. There is a train station within walking distance, with direct lines to Leicester, Nottingham, and London, as well as easy access to excellent road networks, including the A6 and M1 motorway.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.







TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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