



George Street, Loughborough, LE11 5DQ

ANDREW  
GRANGER & CO

SHELDON  
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LAND AND  
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# Property Description

A Victorian mid terraced house situated in this popular area a short distance from Ashby Road. The property now requires upgrading and modernisation, although it does have gas central heating and UPVC double glazed windows. Ideally located for access to the University Campus and town centre.

Lounge, dining room, kitchen, landing 2 double bedrooms and bathroom with separate shower cubicle.

Good sized rear garden with shared access to entry and right of way for neighbouring property.

This property would be ideal for investors or those seeking accommodation for the University (subject to any necessary permissions or licencing).

NO CHAIN



## Key Features

- MID TERRACED HOUSE IN NEED OF MODERNISATION
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- LOUNGE, DINING ROOM, KITCHEN
- LANDING, 2 DOUBLE BEDROOMS AND BATHROOM
- GOOD SIZE REAR GARDEN
- IDEALLY LOCATED FOR THE UNIVERSITY CAMPUS AND TOWN CENTRE
- GREAT INVESTMENT PROPERTY
- NO CHAIN

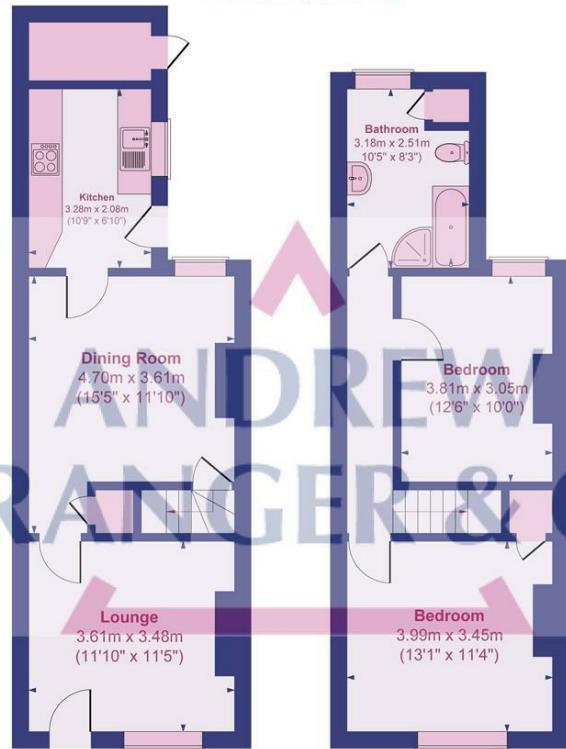


**Guide Price  
£160,000**



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Approximate Gross Internal Area  
80.7 sq. m. (869 sq. ft.)



Ground Floor  
Floor area 41.7 sq.m. (449 sq.ft.) approx

First Floor  
Floor area 39.0 sq.m. (420 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As  
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority  
Charnwood Borough Council

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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To view this property please contact our Loughborough (Sales) office on 01509  
235534



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