



Edward Street, Loughborough LE11 1QF

welcome to

Edward Street, Loughborough

Recently refurbished three-bedroom terrace set over three floors in a sought-after Loughborough location. Offering a spacious lounge, separate dining room, modern kitchen, stylish bathroom, and a generous loft-converted master bedroom. Perfect for first time buyers, families and investors.

Entrance

Access via front door into living room.

Lounge

11' 1" x 11' 1" (3.38m x 3.38m)

A spacious lounge positioned at the front of the property, featuring a window to the front elevation. Newly decorated with modern finishes, this room offers an inviting space.

Dining Room

12' 3" x 11' 1" (3.73m x 3.38m)

A generous and versatile second reception room with ample space for a dining table or additional seating. Finished to a high standard with contemporary decor and offering access through to the kitchen.

Kitchen

8' 5" x 6' 7" (2.57m x 2.01m)

A modern, well-appointed kitchen fitted with sleek wall and base units and space for appliances. A window and rear access door provide entry to the low-maintenance garden.

Utility

9' 3" x 5' 5" (2.82m x 1.65m)

A highly practical and well-designed utility room offering additional storage and appliance space separate from the main kitchen.

Bedroom One

20' 11" x 10' 7" (6.38m x 3.23m)

A superb loft-converted master bedroom occupying the entire top floor. This impressive space benefits from excellent head height, modern décor, and ample room for furnishings. Ideal as a luxurious main bedroom or peaceful home office.

Bedroom Two

12' 3" x 11' 2" (3.73m x 3.40m)

A spacious double bedroom positioned on the first floor. This room offers flexibility for a main or guest bedroom.

Bedroom Three

9' 5" x 9' 4" (2.87m x 2.84m)

A well-proportioned bedroom, perfect for a child's room, guest space, or dedicated home office. This room has a window facing the rear of the property.

Bathroom

A beautifully refitted family bathroom featuring a large walk-in shower, contemporary tiling, modern fixtures, and a sleek finish throughout.

Garden

A low-maintenance rear garden with a mix of gravel and patio areas, ideal for outdoor seating and easy upkeep and enclosed by fencing for privacy.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/LBH115718



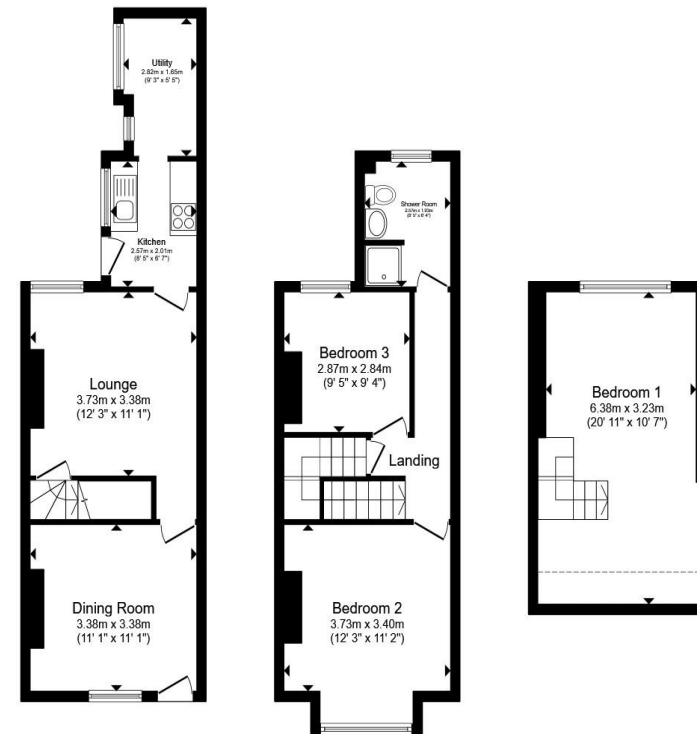
welcome to

Edward Street, Loughborough

- Fully refurbished throughout
- Three well-sized bedrooms across three floors
- Modern kitchen and bathroom
- Master bedroom in loft conversion
- Low-maintenance rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£190,000



Ground Floor

First Floor

Second Floor

Total floor area 100.9 m² (1,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/LBH115718



Property Ref:
LBH115718 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk