

Holdings

A Modern Estate Agent



7a Marsh Road

Mountsorrel, Loughborough, LE12 7JP

£155,000



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Ideal for the first time buyer or buy to let investor alike, the property is ready to move into and features gas fired central heating, UPVC double glazing and the rare benefit of a private rear garden.

The accommodation is entered via a hallway with staircase leading to first floor. A hallway provides access to: a well sized lounge/diner with feature fireplace and light flooding in from two large picture windows to the front elevation. The kitchen is located to the rear of the property and is fitted with a range of Shaker style wall and base units with complementary worktops and integrated cooker and hob. An opening leads to a useful pantry with space for appliances and further storage. There are two double bedrooms, each with ample space for freestanding wardrobes and completing the accommodation is a contemporary bathroom with a bath with shower over, wash hand basin and low flush WC.

Externally to the front there is a pleasant foregarden and pathway leading to the property and an external store. There is gated access to the side leading to the private rear garden which is complete with an astroturf lawn space and planted borders.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales

particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map

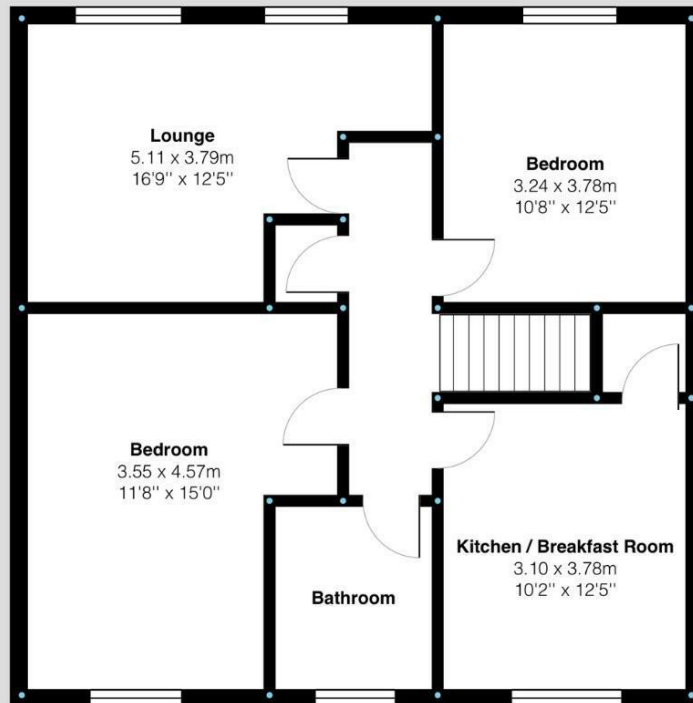


Terrain Map



Floor Plan

Floorplan:



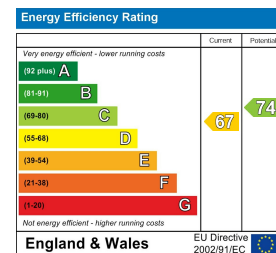
Marsh Road, Mountsorrel
Internal Square Footage: 710 sq.ft

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Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.