

Holdere

A Modern Estate Agent



12 Broughton Close, Loughborough, LE11 4NW

£170,000

Holdere are delighted to bring to market this two bedroom end of terrace, offering an ideal opportunity for a first time buyer/investor/downsizers alike. Situated on a quiet cut de sac in the highly popular Thorpe Acre in Loughborough it offers convenience and practicality. In brief the accommodation comprises a hallway, kitchen, lounge diner, two bedrooms, bathroom, private rear garden and allocated parking for two vehicles.

Upon entry to the property through the front door you arrive in the entrance hallway. The hallway gives access to the kitchen and lounge/diner to rear.

The kitchen is fitted with an array of wall and base units with countertops above. There is space for a cooker, under counter space and plumbing for a washing machine, space for a fridge freezer as well as having a window to the front elevation providing a nice elevated outlook.

The lounge diner is of a good size, with stairs rising to the first floor and French doors opening out to the patio and garden beyond.

Ascending to the first floor you arrive on the landing, this provides access to both bedrooms, family bathroom and also has the added benefit of a useful built in storage/airing cupboard.

Bedroom one is a good sized double room situated at the rear of the home. It offers fitted wardrobes and a window to the rear elevation providing a nice outlook over the garden.

Bedroom two is also of a good size with the current occupier having it set up with a 3/4 double and the associated bedroom furniture, it has a window to the front elevation.

The family bathroom is fitted with a three piece suite comprising of a bath with shower over, low flush w.c, pedestal wash hand basin and frosted window to the front elevation.

Outside you will find the property is tucked away in an elevated position on the cul de sac with steps rising to the front door and side access. There is an archway for vehicular access where you will find two allocated parking spaces side by side. The rear garden has a large patio area with a shed, there are then steps leading up to a lovely lawned area all of which is secure and enclosed by wooden fencing.

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

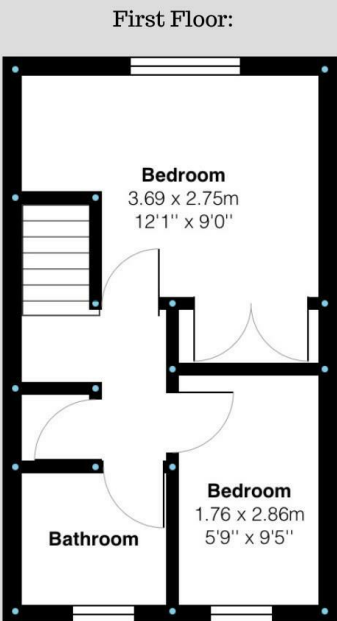
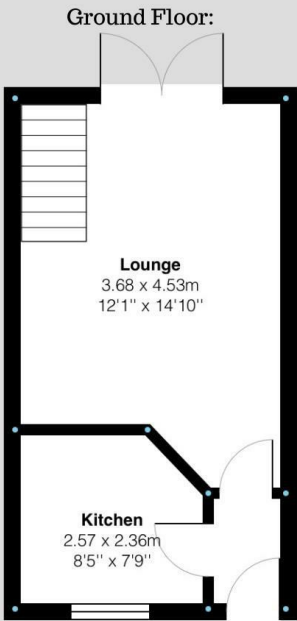
to commission their survey or service reports before finalising their offer to purchase.

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.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



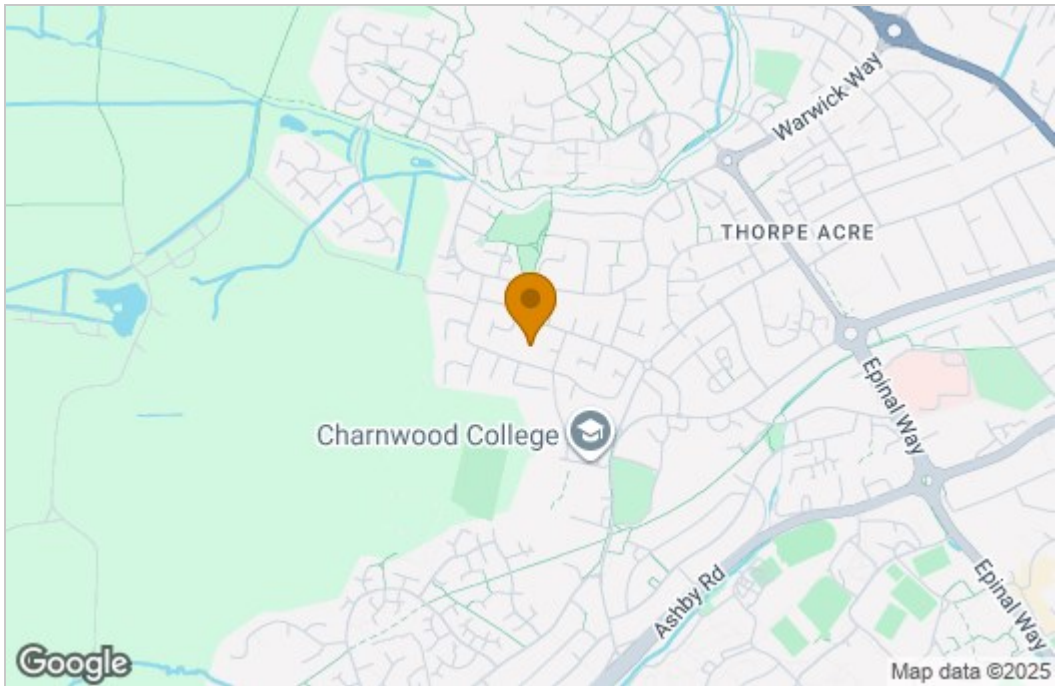
Broughton Close, Loughborough
Internal Square Footage: 538 sq.ft



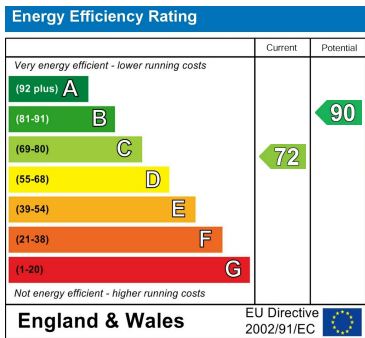
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Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.