

# Holderr

A Modern Estate Agent



12 Annies Wharf, Loughborough, LE11 1LD

£165,000

A great opportunity to purchase two bedroom, NO UPWARD CHAIN, property in Loughborough with a rear aspect overlooking the canal! In brief, comprising kitchen, lounge diner, two bedrooms, bathroom, off-road parking vehicles and a rear garden,

## Summary

### Entrance Hallway

Property is entered through the front door into the hallway with stairs leading to the first floor and door to the kitchen.

### Kitchen 11' 3" x 8' 5" ( 3.43m x 2.57m )

A fitted kitchen with a range of wall and base units, four ring gas hob, electric oven, stainless steel sink drainer, double glazed window to the front and a door to the lounge.

### Lounge Diner 16' 3" x 11' 8" ( 4.95m x 3.56m )

With stylish wooden flooring, understairs cupboard, door to the garden and a radiator.

### Bedroom One 9' 9" x 11' 8" ( 2.97m x 3.56m )

With carpeted flooring, a radiator and french doors opening up to the balcony with views of the canal.

### Bedroom Two 7' 8" x 11' 8" ( 2.34m x 3.56m )

With carpeted flooring, double glazed window, cupboard over stairs and a radiator.

### Bathroom

A tiled three piece suite comprising low level wc, vanity wash hand basin and a bath with shower over.

### Outside

To the front of the property has off road parking. To the rear is a garden area leading down to a patio section which looks out onto the canal.

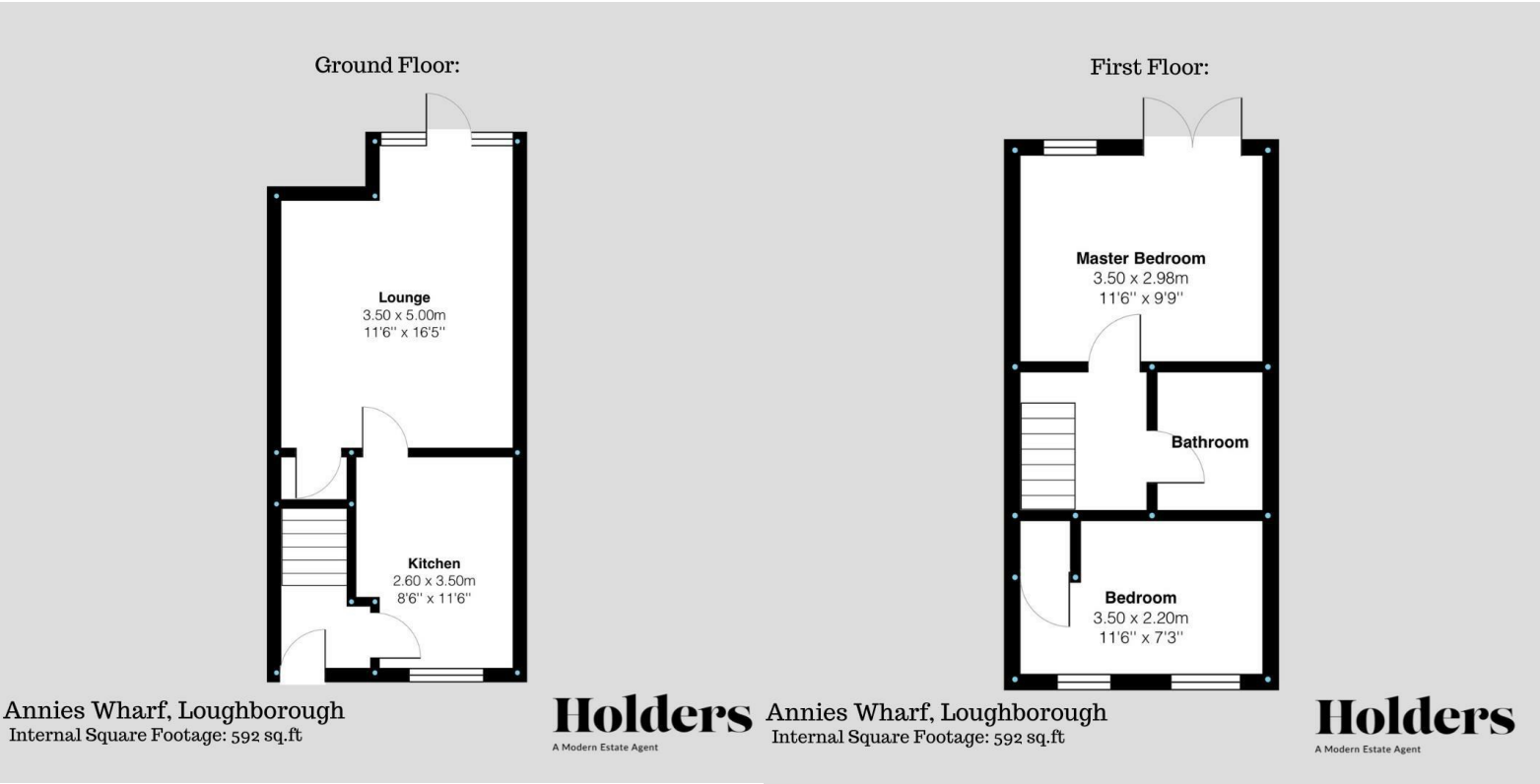
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1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied 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.

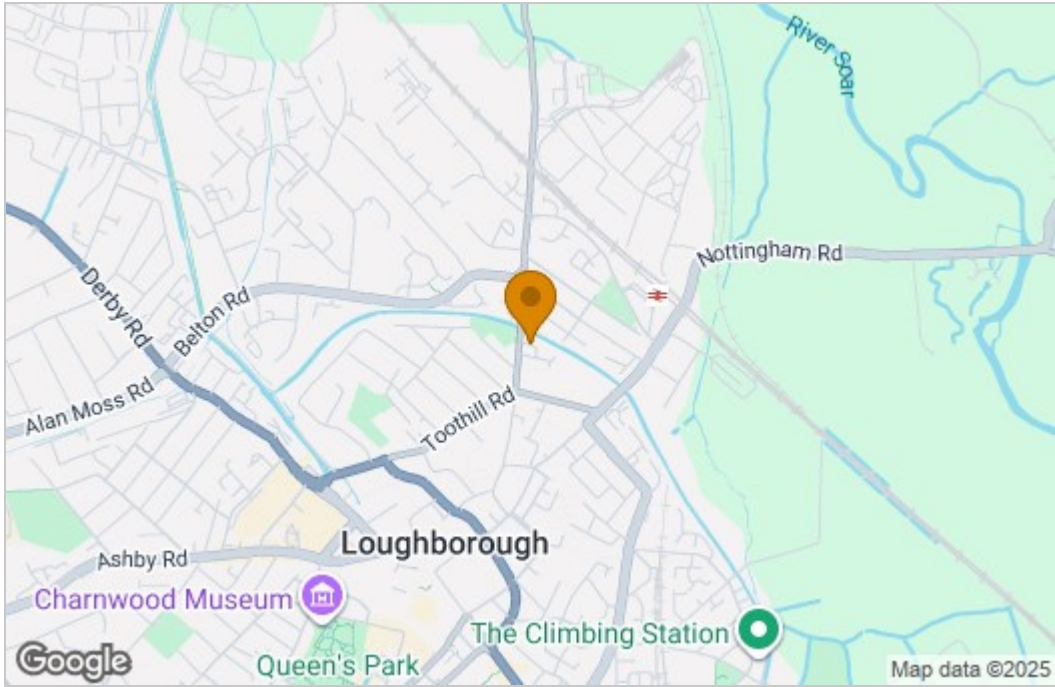
## Extra Information

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

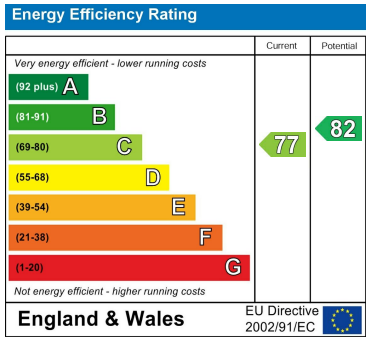
Floor Plan



Area Map



Energy Efficiency Graph



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