



Holbein Close, Loughborough

welcome to

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NO ONWARD CHAIN Offered for sale with no onward chain and requiring some minor cosmetic improvement is this two-bedroom mid-town house occupying a pleasant cul de sac position in this popular residential district of Loughborough. Internal viewing is highly recommended.

Auctioneer's Comments

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Entrance

The property is entered via a front door with stairs off to the first floor, a radiator and laminate flooring.

Kitchen

9' 4" x 5' 10" (2.84m x 1.78m)

The kitchen has tile effect laminate flooring, a gas hob with overhead extractor and electric oven, space for a fridge freezer, plumbing for a washing machine, one and half bowl sink with drainer and mixer tap, a range of base and wall mounted units with work surfaces over, wall mounted combination boiler and a window to the front.

Lounge

14' 7" x 11' 11" (4.45m x 3.63m)

The lounge has laminate flooring, a gas wall fire, useful under stairs storage cupboard, dado rail, wall mounted storage units and a French door with side window leading to the rear garden.

First Floor Landing

The first-floor landing has access to the loft, with useful built in storage and doors off to all rooms.

Bedroom One

11' 11" x 8' 7" (3.63m x 2.62m)

Bedroom one has a single glazed window to the rear and a radiator.





Bedroom Two

8' 6" x 8' 3" (2.59m x 2.51m)

Bedroom two has useful built in storage with a uPVC double glazed window to the front and a radiator.

Bathroom

Bathroom has a three-piece suite comprising of bath with electric shower over, low level wc, pedestal wash hand basin with partially tiled surround.

Outside

To the front of the property is a front garden with a pathway leading to the front door. To the rear there is a patio seating area with lawn pathway leading down, fenced and enclosed with a superb aspect looking over the Grand Union Canal to the rear.

Garage

The garage is on block with an up and over door to the front



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Requiring some Minor Cosmetic Improvement

Tenure: Freehold EPC Rating: C

guide price

£150,000



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.focalagent.com

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Property Ref:
LBH115041 - 0003

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