



Holbein Close, Loughborough



£155,000

- TWO BEDROOMN PROPERTY
- END OF ROW
- CANAL SIDE
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING
- WORCESTER BOILER
- FREEHOLD
- EPC rating C



A delightful setting for this two bedroom middle of row home which is canal side and has the benefit of a detached brick garage along with driveway.

The property is gas centrally heated and ideal for the first time buyer, professional or those seeking a small project with the property requiring refurbishment.

On entry via the multi paned glazed door, the hallway has a double radiator, stairs to the first floor with space beneath for storage which extends through into the lounge.

The kitchen and here there is a built in oven, four ring stainless steel gas hob with extractor hood above and a range of storage cupboard units at both base and eye level. Plumbing for washing machine and space for fridge. Modern Worcester Bosch combination boiler.

The lounge has a concertina retracting door and is well proportioned with a rear access door and window to the garden and canal beyond.

At first floor the main bedroom is to the rear and this spans the full width of the property and has views once more towards the canal. The landing has a useful storage cupboard. Bedroom two is to the front and this also has a cupboard over the stairs and broadband connection point.



The bathroom has a tap mounted shower and separate electric Mira electric shower over the bath, replacement WC and a wash hand basin with lever taps.

Outside at the front, a paved path leads to the front entrance door with a pitched porch roof with lawn garden either side and a cold water tap. At the rear is a full width paved patio gthen rectangular sectoin of lawn with mature boredr to the left and a paved path leading to a gate to the canal side.

The property is sold with no upward chain.

To find the propetry, from Loughborough town centre proceed along Leicester Road, at the traffic lights turn left on to King Street which becomes Queens Road. Where the roads change turn right on to Empress Road, left in to Wolsey Way, first right in to Holbein Close, the property is situated on the right hand side identified by the agent's 'For Sale' board.

HALL 2.76m x 1.68m (9'1" x 5'6")

KITCHEN 2.77m x 1.66m (9'1" x 5'5")

LOUNGE 4.38m x 3.57m (14'5" x 11'8")

BEDROOM ONE 3.58m x 2.53m (11'8" x 8'4")

BEDROOM TWO 2.45m x 2.4m (8'0" x 7'11")

BATHROOM 1.97m x 1.55m (6'6" x 5'1")

SERVICE & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band A.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

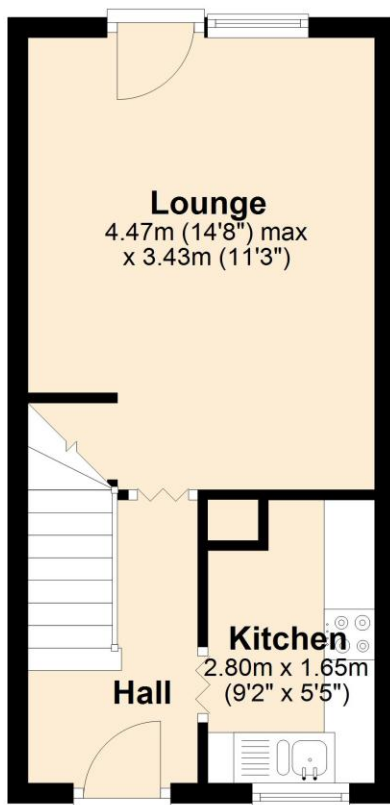
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





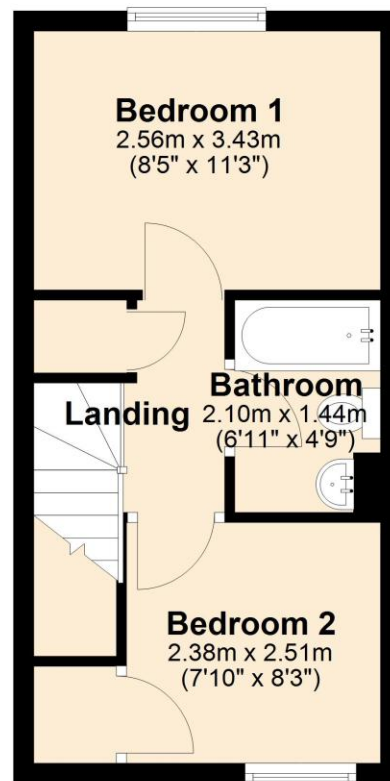
Ground Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



Total area: approx. 50.1 sq. metres (539.6 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk