Holders

A Modern Estate Agent









37 Warner Street, Loughborough, LE12 8PB

£240,000

An attractive newly renovated two-bedroom mid-terraced property offered with no upward chain, featuring two reception rooms, a contemporary refitted kitchen and a stylishly updated bathroom. Externally, the property benefits from an enclosed rear garden with patio and lawned areas, making it an ideal opportunity for first-time buyers, downsizers or investors.

Summary

Available with no upward chain, this attractive mid-terraced property offers well-proportioned accommodation, including two reception rooms, a refitted kitchen, two double bedrooms and an updated bathroom, making it an appealing opportunity for first-time buyers, downsizers or investors alike.

The property is entered via a front entrance door into a welcoming lounge, featuring a bay window to the front aspect and useful built-in storage cupboards. A further reception room provides additional living space, with stairs rising to the first floor, a window overlooking the rear and access through to the kitchen.

The kitchen has been refitted with contemporary, neutral Shaker-style wall and base units, complemented by contrasting tiled splashbacks and a stylish chrome ladder-style radiator, creating a smart and practical space.

To the first floor are two well-proportioned double bedrooms, both served by an attractive refitted bathroom. The bathroom is fitted with a white three-piece suite comprising a bath with shower over, low-level WC and pedestal wash hand basin, complemented by elegant marble-effect wall tiling.

Externally, the rear garden offers a pleasant combination of paved patio and lawned areas, with trellis screening and a useful storage shed, providing an enjoyable outdoor space.

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.

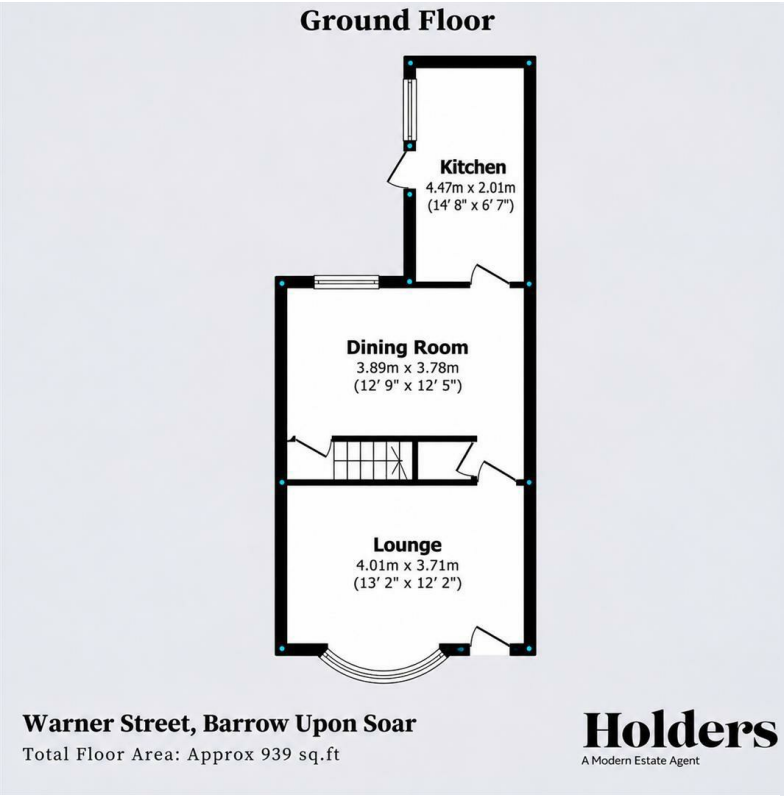
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

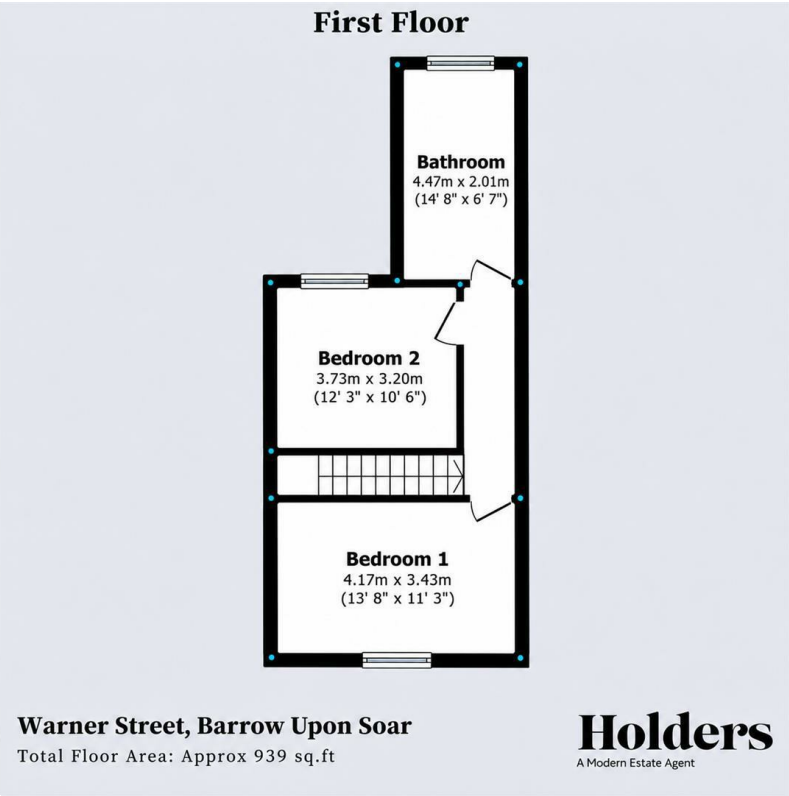
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

Extra Information

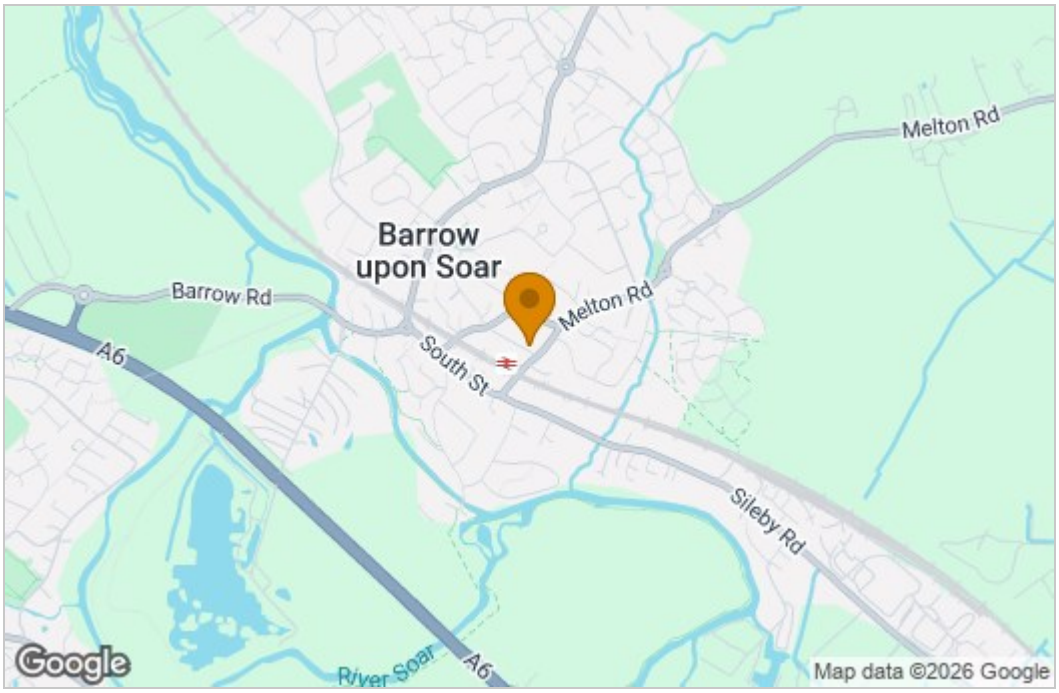
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

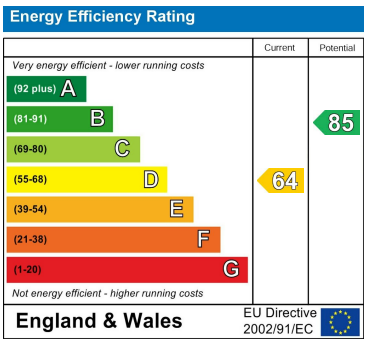




Area Map



Energy Efficiency Graph



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