

Holden's

A Modern Estate Agent



12 Annies Wharf, Loughborough, LE11 1LD

£170,000

A great opportunity to purchase two bedroom 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.

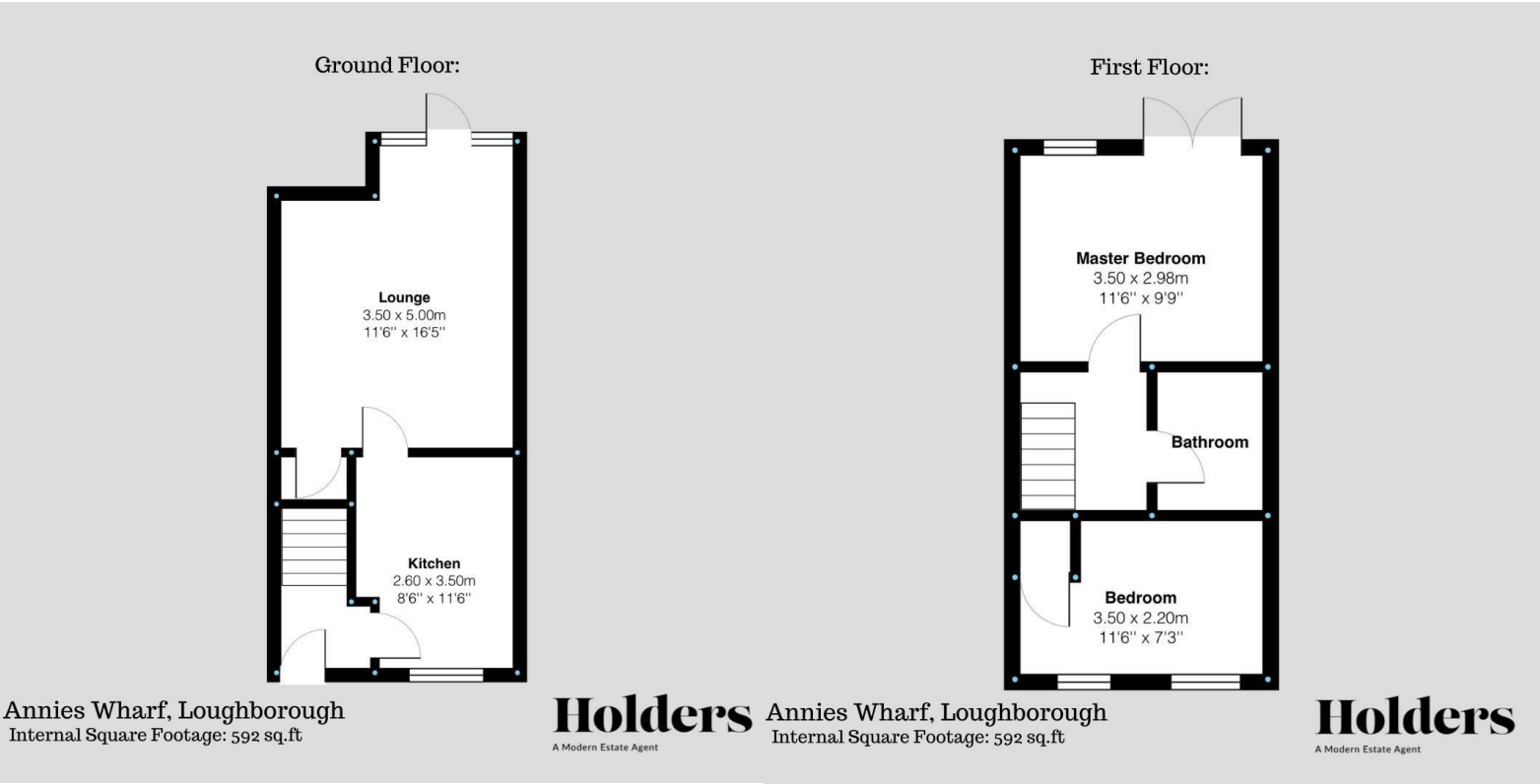
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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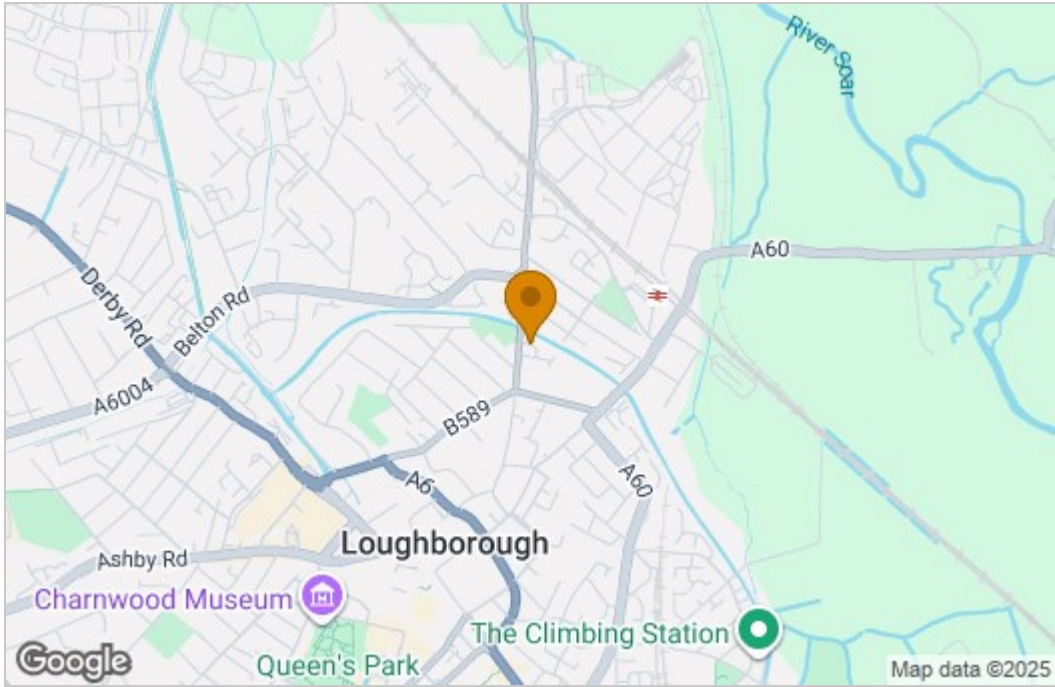
Extra Information

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

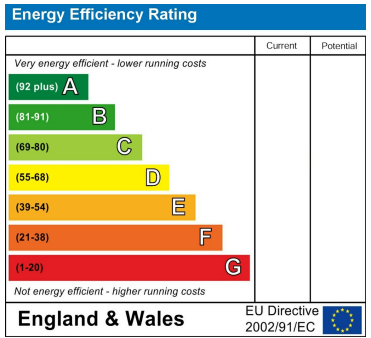
Floor Plan



Area Map



Energy Efficiency Graph



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