

Holder's

A Modern Estate Agent



9 Tulip Crescent, Loughborough, LE11 2WH

£215,000

Holder's are delighted to present this spacious and well presented two bedroom coach house, complete with a parking space and located in the highly desirable Trinity Gardens development in Loughborough. Outside features two storage spaces, while the first floor layout includes a landing/hall that leads to a combined lounge and dining kitchen, an inner hallway connecting to two double bedrooms, and a bathroom. The property benefits from full double glazing and gas central heating, with the kitchen equipped with integrated appliances. A viewing is strongly recommended, and there is an NHBC warranty still in effect.

Upon entering the property, you are greeted by a stairwell that ascends to the first floor, featuring a convenient storage cupboard and a spacious landing area.

From this landing, you access the open plan living kitchen, which is divided into two distinct zones.

The lounge area boasts two multi paned double glazed windows and a double radiator, while the kitchen showcases a modern design with a variety of wall and base units, a one-and-a-half stainless steel sink drainer, ample work surfaces, an electric oven, a gas hob with an extractor hood, and space for a washer dryer.

The first floor comprises two double bedrooms and a family bathroom equipped with a bath and shower combination, a low flush w/c, and a wash hand basin.

Outside, the property offers three storage cupboards with double doors, along with a designated car space for off-road parking and an additional guest parking space.

Disclaimer

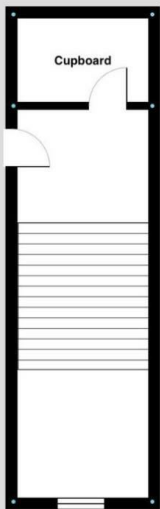
1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered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

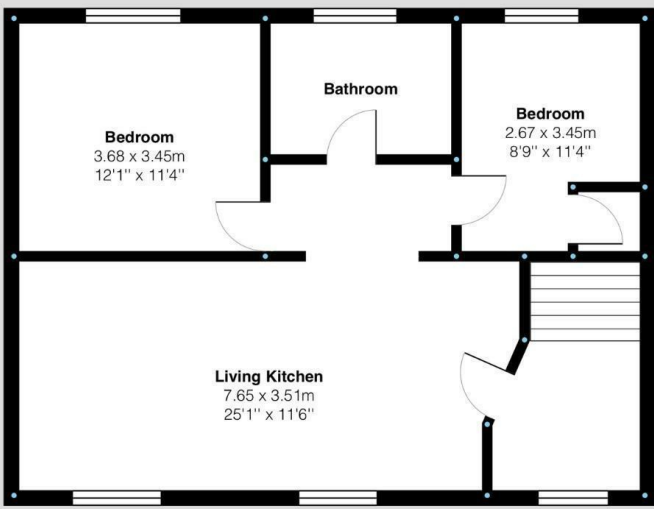
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



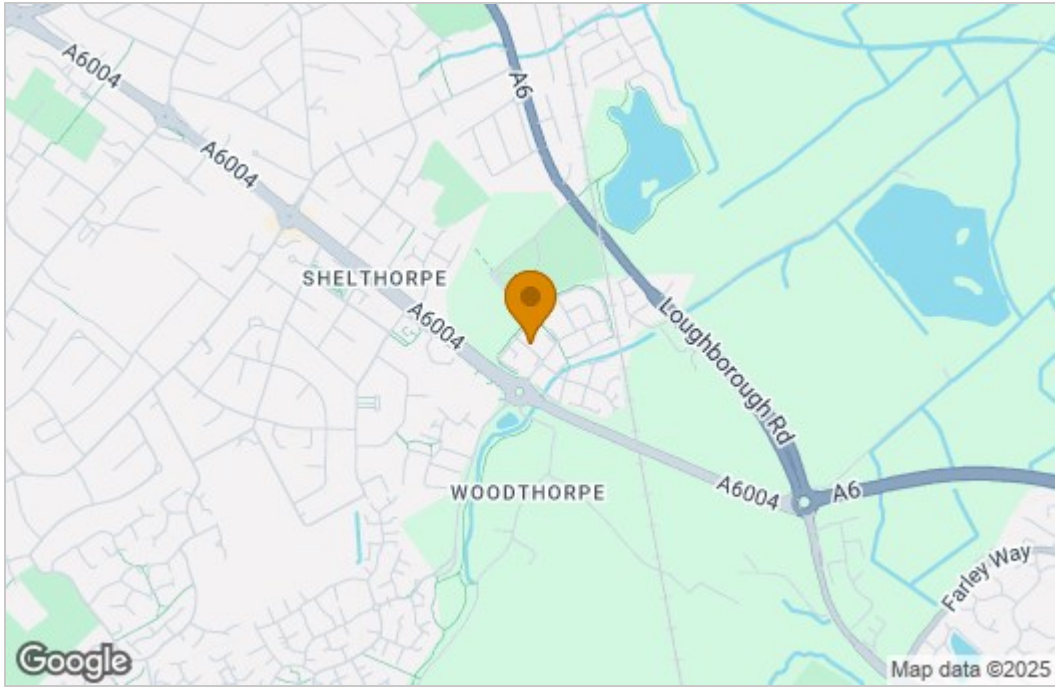
Tulip Crescent, Loughborough
Internal Square Footage: 657 sq.ft

Holders
A Modern Estate Agent

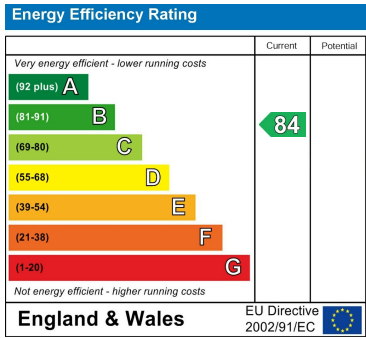
Tulip Crescent, Loughborough
Internal Square Footage: 657 sq.ft

Holders
A Modern Estate Agent

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.