

Holderr

A Modern Estate Agent



10 Daffodil Close, Loughborough, LE11 2UY

£215,000

A well presented and spacious two bedroomed coach house with parking space situated on the highly sought after Trinity Gardens development of Loughborough. Externally there are two stores. In brief the first floor accommodation has a landing with access through to the combined lounge/dining kitchen, inner hallway leading to two double bedrooms and bathroom. The property is fully double glazed and gas centrally heated and the kitchen has integrated appliances. A viewing is highly recommended. NHBC warranty remaining.

Upon entering the property there is a stairwell rising to first floor with a useful storage cupboard and spacious landing area. Leading from here is the open plan living kitchen. This room is split into two areas with the lounge having two multi paned double glazed windows and double radiator. The kitchen area has a contemporary fitted kitchen having a range of wall and base units, and one and a half stainless steel sink drainer unit. There is ample work surfaces, an electric oven and gas hob with extractor hood over and space for a washer dryer.

There are two double bedrooms and a family bathroom comprising; bath with shower over, low flush w/c and wash hand basin.

Outside there are two store cupboards with double doors, whilst there is a car port allowing off road parking for two vehicles, there is also a guest space for further parking.

Dimensions:

Living Kitchen - 7.65m x 3.51m (25'1 x 11'6)

Bedroom 1 - 3.68m x 3.45m (12'1 x 11'4)

Bedroom 2 - 3.45m x 2.67m (11'4 x 8'9)

Lease Information:

980 Years Remaining

£350 per year - Ground Rent / Service Charge

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.

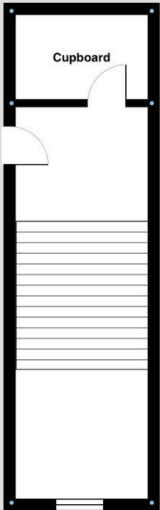
Extra Information

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

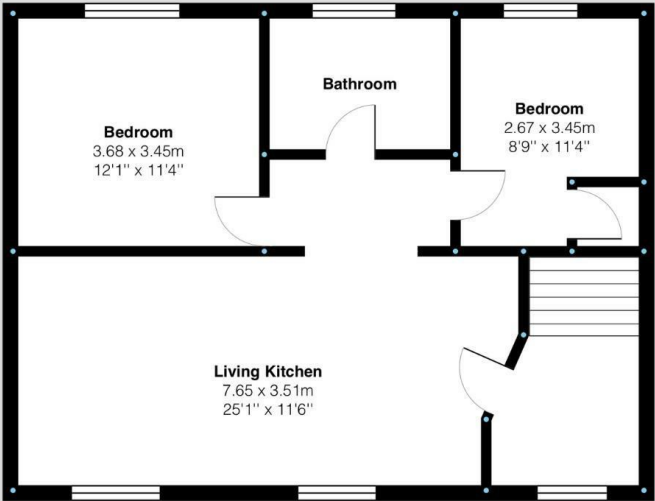
Ground Floor:



Daffodil Close, Loughborough
Internal Square Footage: 657 sq.ft

Holders
A Modern Estate Agent

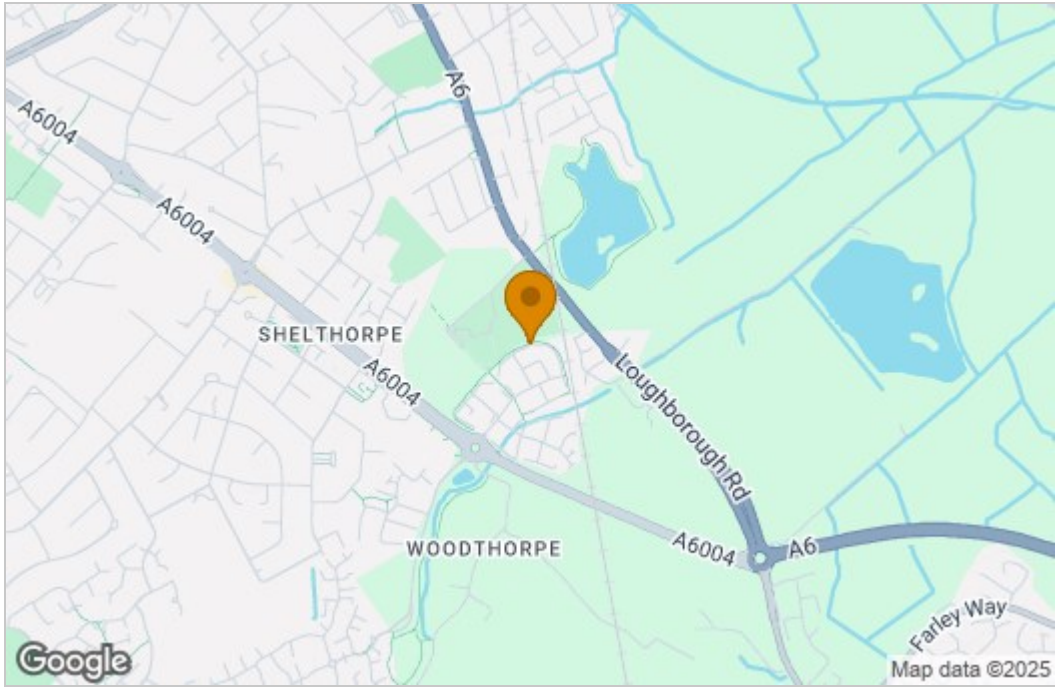
First Floor:



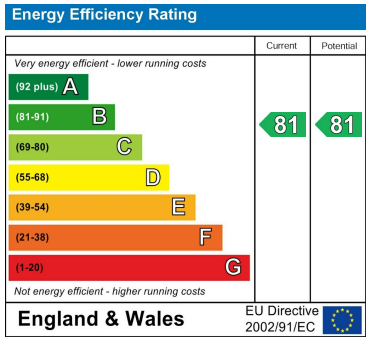
Daffodil Close, Loughborough
Internal Square Footage: 657 sq.ft

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.