Holders

A Modern Estate Agent









33 Harlech Close, Loughborough, LE11 5UB

Offers over £190,000

An attractive and well-proportioned home combining three bedrooms, generous living accommodation and a private rear garden, with the significant advantage of NO CHAIN. Early viewing is highly recommended.

Summary
Situated in a convenient residential position, this spacious end town house offers well-proportioned accommodation arranged over two floors and is offered for sale with NO CHAIN. The property is neutrally presented throughout, with gas central heating, double glazing and an EPC rating of C, making it an appealing choice for first-time buyers, families or investors alike.

The entrance hall provides access to the principal ground floor accommodation and a useful downstairs WC. The generous lounge/dining room is a particularly welcoming space, enjoying a double glazed bay window to the front which allows plenty of natural light into the room, together with patio doors providing a pleasant outlook and direct access to the rear garden. To the rear of the property is a fitted kitchen, incorporating a range of wall and base level units, integrated oven and space for additional appliances, with a door providing access to the garden.

The first floor provides three bedrooms, offering flexibility for family living, guests or home working, together with a useful storage cupboard. Completing the accommodation is a modern bathroom fitted with a large shower enclosure and contemporary two-piece suite with WC.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space with a seating area and useful external store. The end-of-terrace position also adds to the property's appeal.

Harlech Close is conveniently positioned for access to the amenities of Loughborough, with a range of shops, supermarkets and independent retailers available nearby. The town centre provides an extensive choice of shopping, leisure and dining facilities, while Loughborough University, Loughborough College and the railway station are all readily accessible. There are also a number of primary and secondary schools within the surrounding area, together with excellent road links providing access towards Leicester, Nottingham and the wider East Midlands.

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.

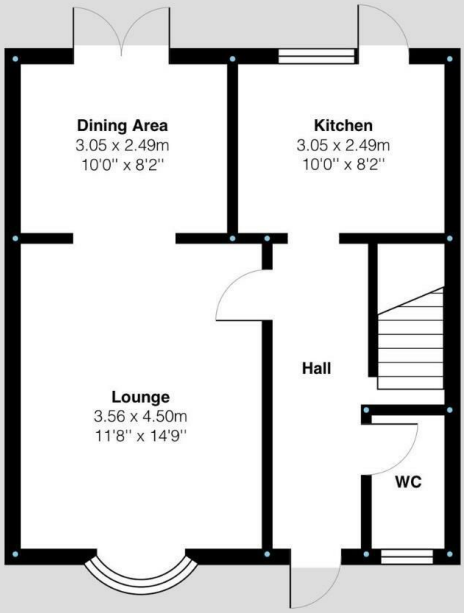
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

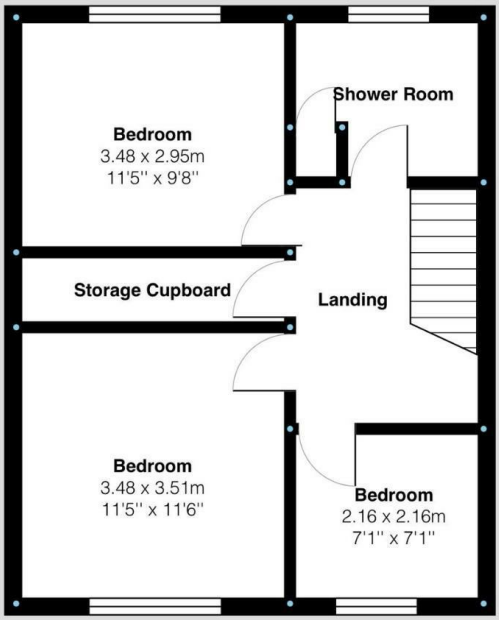
Ground Floor



Harlech Close, Loughborough
Internal Square Footage: Approx 607 sqft

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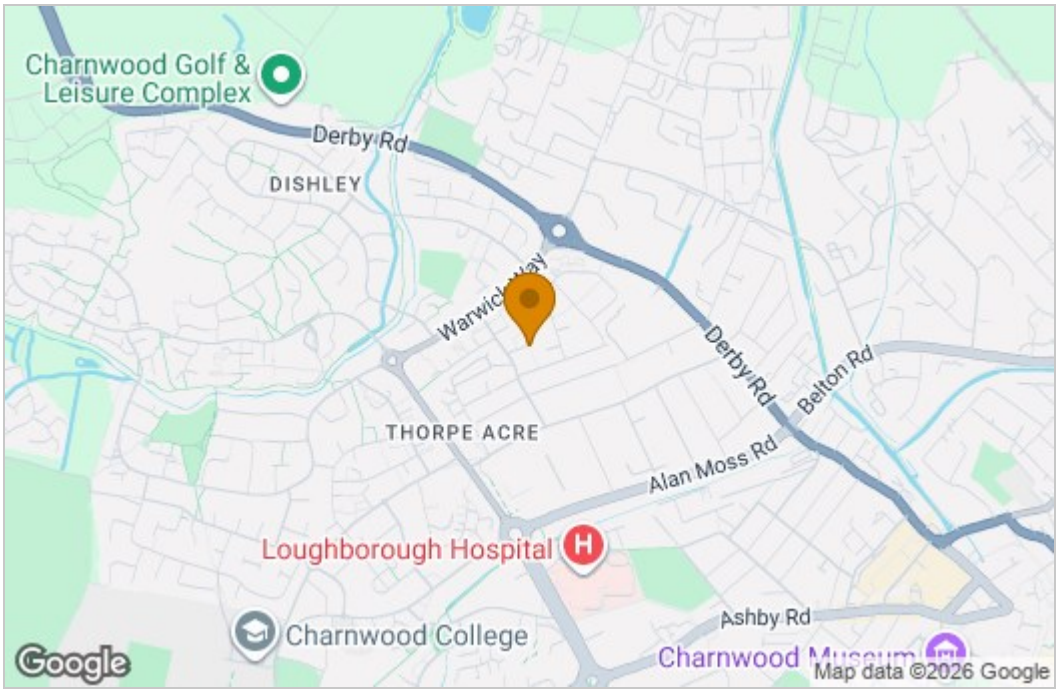
First Floor



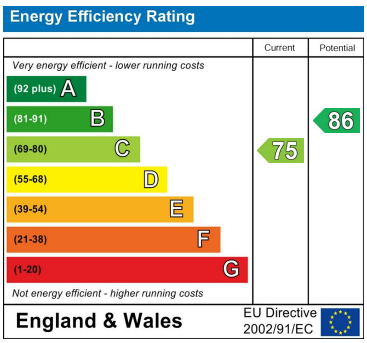
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Area Map



Energy Efficiency Graph



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