Holders

A Modern Estate Agent









3a Tulip Crescent, Loughborough, LE11 2WH

£220,000

A well-maintained two-bedroom town house in a popular Loughborough location, offering spacious accommodation, a fitted kitchen/diner, separate lounge, ground floor WC and family bathroom. Available through shared ownership at £165,000 for a 75% share, based on a full market value of £220,000, the property also benefits from two off-road parking spaces and a private enclosed rear garden with decking.

Summary

Situated within a popular residential area of Loughborough, this well-maintained two-bedroom town house offers generously proportioned accommodation arranged over two floors, together with the benefit of two off-road parking spaces and a particularly attractive, enclosed rear garden. Tucked away in a pleasant position, the property represents an excellent opportunity for first-time buyers and investors alike, with the added advantage of being available through a 75% shared ownership scheme.

The accommodation is entered via the front door into a welcoming entrance hall, with access to a useful ground floor WC and the kitchen/diner. The kitchen/diner provides an excellent space for everyday living and entertaining, fitted with a comprehensive range of wall and base units, complementary work surfaces and integrated cooking appliances, with space and plumbing for further appliances. There is a window overlooking the rear garden and doors providing direct access outside. The separate lounge is a particularly well-proportioned reception room, enjoying a front-facing aspect and offering ample space for both seating and relaxation.

To the first floor, the landing gives access to two generous double bedrooms and the family bathroom. The principal bedroom enjoys two windows to the rear elevation, allowing plenty of natural light, whilst the second bedroom is also a comfortable double with a front-facing aspect. Completing the internal accommodation, the bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin and WC, complemented by part-tiled walls.

Outside, the property benefits from an enclosed rear garden which enjoys a good degree of privacy and offers a pleasant space for outdoor relaxation. A decking area provides an ideal setting for entertaining, whilst a rear gate gives access to two off-road parking spaces.

The property is offered for sale on a shared ownership basis, with the 75% share available to purchase for £165,000, based on a full market value of £220,000. Alternatively, purchasers have the option to acquire the full 100% ownership at £220,000. The current monthly charges payable to Midland Heart Limited are £221.64, comprising ground rent, rent management fee, insurance and payments to third parties.

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.

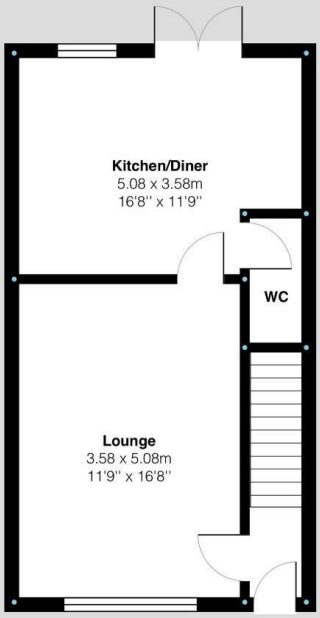
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Extra Information

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

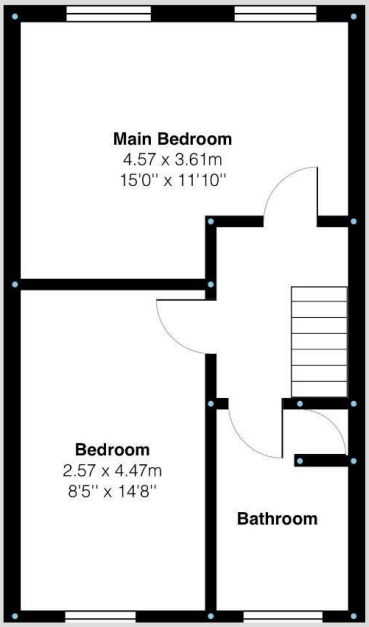
Ground Floor



Tulip Crescent, Loughborough
Internal Square Footage: Approx 829 sqft

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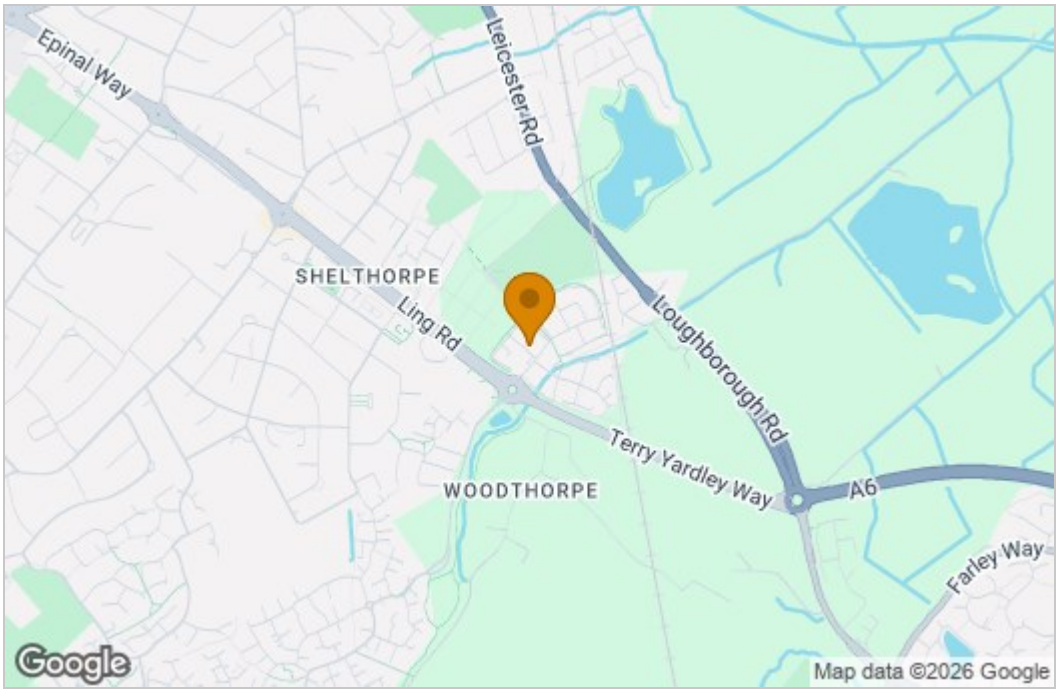
First Floor



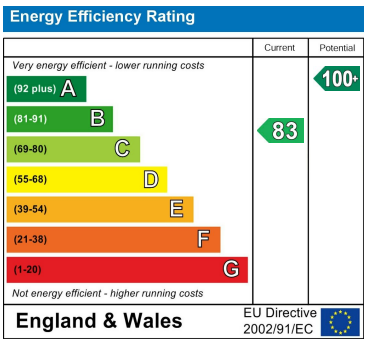
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Area Map



Energy Efficiency Graph



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