



Charnwood Road
Shepshed, Loughborough, LE12 9NR

Offers Over £150,000

Property Features

- REFURBISHED TERRACE HOUSE
- THREE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- 14ft 10 FITTED KITCHEN
- NEW GAS CENTRAL HEATING SYSTEM
- PVCu DOUBLE GLAZING
- FRONT AND REAR GARDENS

Full Description

FABULOUS FIRST TIME/INVESTMENT BUY! This LOVELY BAY FRONTED TERRACE HOUSE has been RENOVATED AND REFURBISHED and boasts THREE BEDROOMS, UPSTAIRS SHOWER ROOM, DOWNSTAIRS BATHROOM, TWO GENEROUS RECEPTION ROOMS and 14ft 10 REFITTED KITCHEN all complimented by neutral décor, new flooring and carpets and the added bonus of a NEW BOILER AND CENTRAL HEATEM SYSTEM. Well screened from the road and with a mainly laid to lawn rear garden this LITTLE BEAUTY , being offered for sale with NO CHAIN, makes the perfect place for you to call HOME.

ENTRANCE

Front door into lounge.

LOUNGE

12' 9" x 11' 9" (3.89m x 3.58m)

PVCu double glazed window to front elevation, radiator, cupboard, feature fireplace and door to lobby.

LOBBY

Stairs to first floor.

DINING ROOM

12' 10" x 11' 6" (3.91m x 3.51m)

PVCu double glazed window to rear elevation, radiator, Adam style fireplace with electric fire and open to kitchen.

KITCHEN

14' 10" x 6' 7" (4.52m x 2.01m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, gas hob, stainless steel overhead extractor fan, space for fridge freezer, under counter space



with plumbing for washing machine, wall mounted boiler, radiator, PVCu double glazed window to side elevation and doors to bathroom and outside.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., vanity unit wash hand basin and bath with shower over, radiator and PVCu double glazed window to side elevation.

LANDING

Doors to all bedrooms and shower room and cupboard.

BEDROOM ONE

13' 4" x 12' 9" (4.06m x 3.89m)

PVCu double glazed windows to front elevation, radiator and feature fireplace.

BEDROOM TWO

10' 3" x 10' 1" (3.12m x 3.07m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM THREE

9' 0" x 6' 7" (2.74m x 2.01m)

PVCu double glazed window to rear elevation and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising close coupled W.C., wash hand basin and shower cubicle and radiator.

OUTSIDE

To the front of the property is a front garden and shared access at the side giving access to the rear of the property. To the rear is a patio area with outbuilding and lawn garden.

Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements



Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

