



CHARNWOOD ROAD, LOUGHBOROUGH LE12 9NW

£180,000
FREEHOLD

A well presented property that has been beautifully maintained by the current owners. Set back off the road with two deceptively large reception rooms with original period features, contemporary kitchen, bathroom and modern décor. Wonderful east facing family garden zoned to include patio seating under a gazebo, children's play area and outbuildings. Well located three miles from Loughborough, with excellent rated schools, supermarkets, Shepshed provides local amenities, newsagents/post office, and a number of pubs and restaurants. In addition there are excellent road links to Nottingham, Derby and Leicester with further access to the M1 motorway, A42/M42, A50 and East Midland Airport at Castle Donington.

EDWARDS
SALES AND LETTINGS

CHARNWOOD ROAD

Lovely terraced cottage | Plenty of original features | 3 good sized bedrooms | Modern bathroom and kitchen | Fabulous family rear garden | 2 spacious reception rooms | Modern décor throughout | Close to local amenities | Council Tax band A | EPC tba



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ENTRANCE HALL

LOUNGE

14'2" x 11'8" (4.32m x 3.56m) Contemporary décor and deceptively large with feature period fireplace, carpet flooring and UPVc double glazed window to front aspect.

DINING ROOM

11'11" x 11'8" (3.63m x 3.56m) Contemporary décor and UPVc double glazed window to rear garden. Opening on to kitchen and door to stairwell for first floor access. Period tile flooring.

KITCHEN

9'8" x 7'2" (2.95m x 2.18m) Galley style kitchen fitted with a range of wall, base and drawer units, freestanding cooker with extractor fan above. Stainless steel sink and drainer, space for fridge freezer and washing machine. UPVc double glazed window to garden, doors to rear garden and to family

bathroom.

BATHROOM

Fitted with a modern three piece suite comprising close coupled W.C, pedestal wash hand basin and paneled bath with shower over. Obscured PVCu double glazed window to rear elevation.

LANDING

BEDROOM ONE

11'11" x 11'8" (3.63m x 3.56m) PVCu double glazed window to front elevation, carpet flooring, radiator.

BEDROOM TWO

11'11" x 8'8" (3.63m x 2.64m) PVCu double glazed window to rear elevation, carpet flooring, radiator.

BEDROOM THREE

9'4" x 7'2" (2.84m x 2.18m) PVCu double glazed window to rear elevation, carpet flooring, radiator.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Rhys to arrange your viewing.

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.

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

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose 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.

CHARNWOOD ROAD







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ADDITIONAL INFORMATION

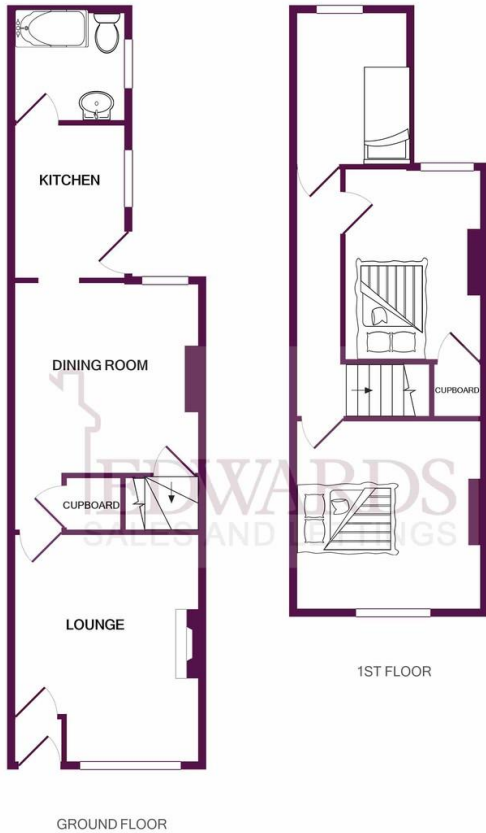
Local Authority – Chamwood Borough Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements