



**FREEHOLD STREET,
SHEPshed, LE12 9NS**

**£165,000
FREEHOLD**

This beautiful period terrace has been newly refurbished throughout, combining original features with modern home comforts. It has a light and airy feel with two reception rooms and lovely kitchen with lots of storage downstairs, and two double bedrooms and modern bathroom upstairs. The refurbishment has included new carpets and professional re-decoration throughout, complimenting the stripped pine doors and original fireplaces. Outside there is a private rear garden.

EDWARDS
SALES AND LETTINGS

FREEHOLD STREET

TWO DOUBLE BEDROOMS | TWO RECEPTION ROOMS | MODERN UPSTAIRS BATHROOM | MODERN KITCHEN | CHARNWOOD BOROUGH COUNCIL TAX BAND A | LOW MAINTENANCE GARDEN | PVCu DOUBLE GLAZING + GAS CENTRAL HEATING | NEW CARPETS THROUGHOUT | NEWLY DECORATED THROUGHOUT | EPC RATING D (64)



PROPERTY SUMMARY

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ENTRANCE

Wooden door into living room.

LIVING ROOM

11' 5" x 10' 11" (3.48m x 3.33m) PVCu double glazed window to front elevation, fireplace, radiator and door into dining room.

DINING ROOM

11' 11" x 11' 5" (3.63m x 3.48m) PVCu double glazed window to rear elevation, door concealing stairs off to first floor, laminate flooring and door into kitchen.

KITCHEN

16' 11" x 6' 1" (5.16m x 1.85m) Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, space for electric cooker, space for fridge freezer, space and plumbing for washing machine, wall-mounted combi boiler, PVCu double glazed windows to rear and side elevations and wooden door to side elevation.

LANDING

Access to loft, radiator and doors to both bedrooms and bathroom.

BEDROOM ONE

12' 8" x 10' 11" (3.86m x 3.33m) PVCu double glazed window to front elevation and radiator.

BEDROOM TWO

12' 0" x 9' 8" (3.66m x 2.95m) PVCu double glazed window to rear elevation, original cast iron fireplace, built in cupboard with over-stairs storage and radiator.

BATHROOM

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

OUTSIDE

To the front of the property is a small garden behind a brick wall. To the rear of the property is a low maintenance gravel garden with borders and seating area to the bottom.

GENERAL NOTES

Please contact Clare, Katie or Dominique 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.

FREEHOLD STREET







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ADDITIONAL INFORMATION

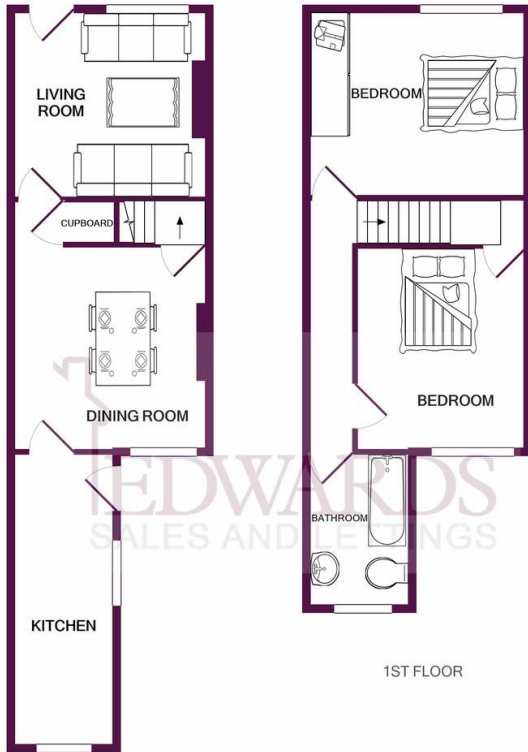
Local Authority – Chamwood Borough Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold





GROUND FLOOR

1ST FLOOR

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