



Nelson Close, Shepshed, LE12 9TH



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A ONE BEDROOM MID TOWNHOUSE SITUATED IN AN ESTABLISHED MIXED RESIDENTIAL DEVELOPMENT TOWARDS THE EDGE OF THE TOWN. IDEAL FOR FIRST TIME BUYERS OR INVESTORS.

This modern mid townhouse has gas central heating and UPVC double glazed windows and offers an entrance porch with integral bin store, entrance hall opening into a fitted kitchen to the front of the property with base and wall units, worktops, textured one and a half bowl sink top, electric cooker point and space for appliance, there is a wall mounted central heating boiler. The lounge is situated to the rear with patio doors to the garden and a staircase rising to the first floor landing which has a large airing cupboard. The double bedroom is to the rear with fitted wardrobes and there is a bathroom with w.c., wash basin and bath and shower over. Outside has a small front garden area and 2 parking spaces to the front, whilst to the rear is a fenced garden with patio and lawn.

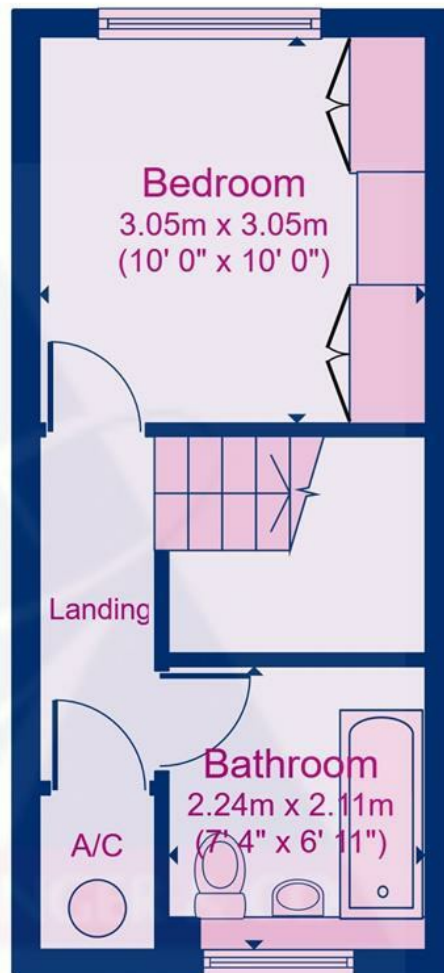






### Ground Floor

Floor area 21.9 sq.m. (236 sq.ft.) approx



### First Floor

Floor area 21.9 sq.m. (236 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
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## Key Features

- MODERN MID TOWNHOUSE
- GAS CENTRAL HEATING , UPVC DOUBLE GLAZING
- CUL DE SAC LOCATION ON THE EDGE OF THE TOWN
- PORCH, HALL, FITTED KITCHEN
- REAR LOUNGE
- LANDING, DOUBLE BEDROOM, BATHROOM
- FRONT GARDEN AND 2 OFF ROAD PARKING SPACES, ENCLOSED REAR GARDEN
- NO CHAIN

**Guide Price**  
**£130,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority -  
Charnwood Borough Council