



Smiths
your property experts

Bridgeside Cottages

Loughborough

- No upward chain
- Opportunity to live Waterside on the Canal
- Generous one-bedroom freehold property
- Private parking and low-maintenance gardens
- Easy walking distance of the town centre and train station
- Floor area measures approximately 609 square feet
- Fully fitted kitchen and front-to-back living/dining room
- Gas central heating

General Description

Smiths Property Experts offer to the market with no upward chain, this excellent opportunity to live Waterside on the Canal in Loughborough. The property is also within easy walking distance of the town centre, university, and Loughborough train station. The property is a large one-bedroom freehold house, and the bedroom space could be split into two rooms should the eventual purchaser wish.





The Property

The property boasts replaced uPVC double glazing, soffits and fascia boards, and gas central heating. The floor area measures approximately 609 square feet, and the living accommodation is over two floors. The layout comprises an entrance hall, a downstairs WC, a fully fitted kitchen, and a front-to-back living/dining room with direct garden access to the rear. Upstairs is one large bedroom, which could be split into two should the purchaser wish, and a generous bathroom.

The Outside

Set back in a peaceful canalside position, the outlook is lovely. There is private parking on the block-paved driveway and private gardens to the rear that are currently also laid to hard standing, with secure gates to the left-hand side.

Property Information

EPC Rating: C.

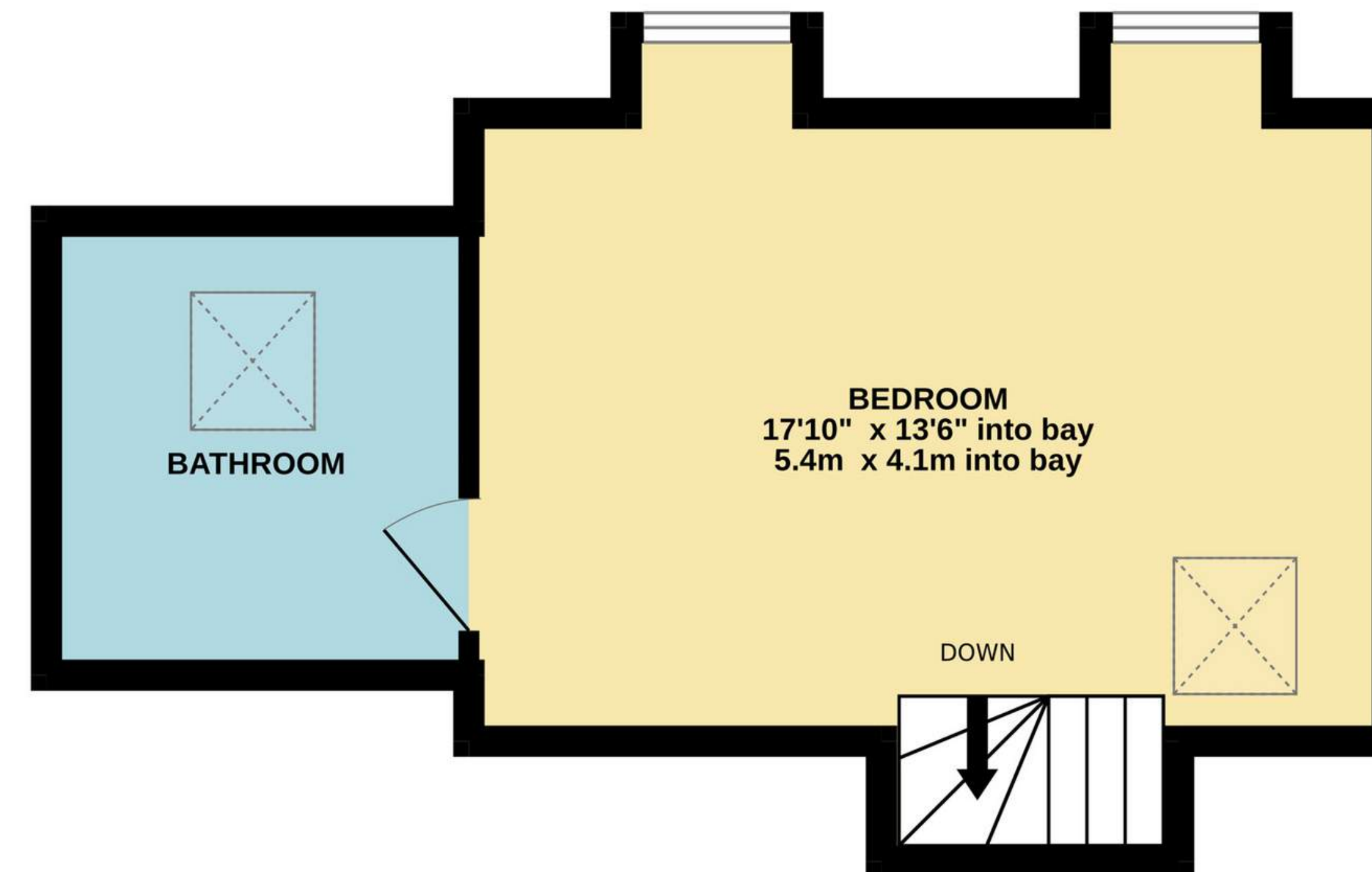
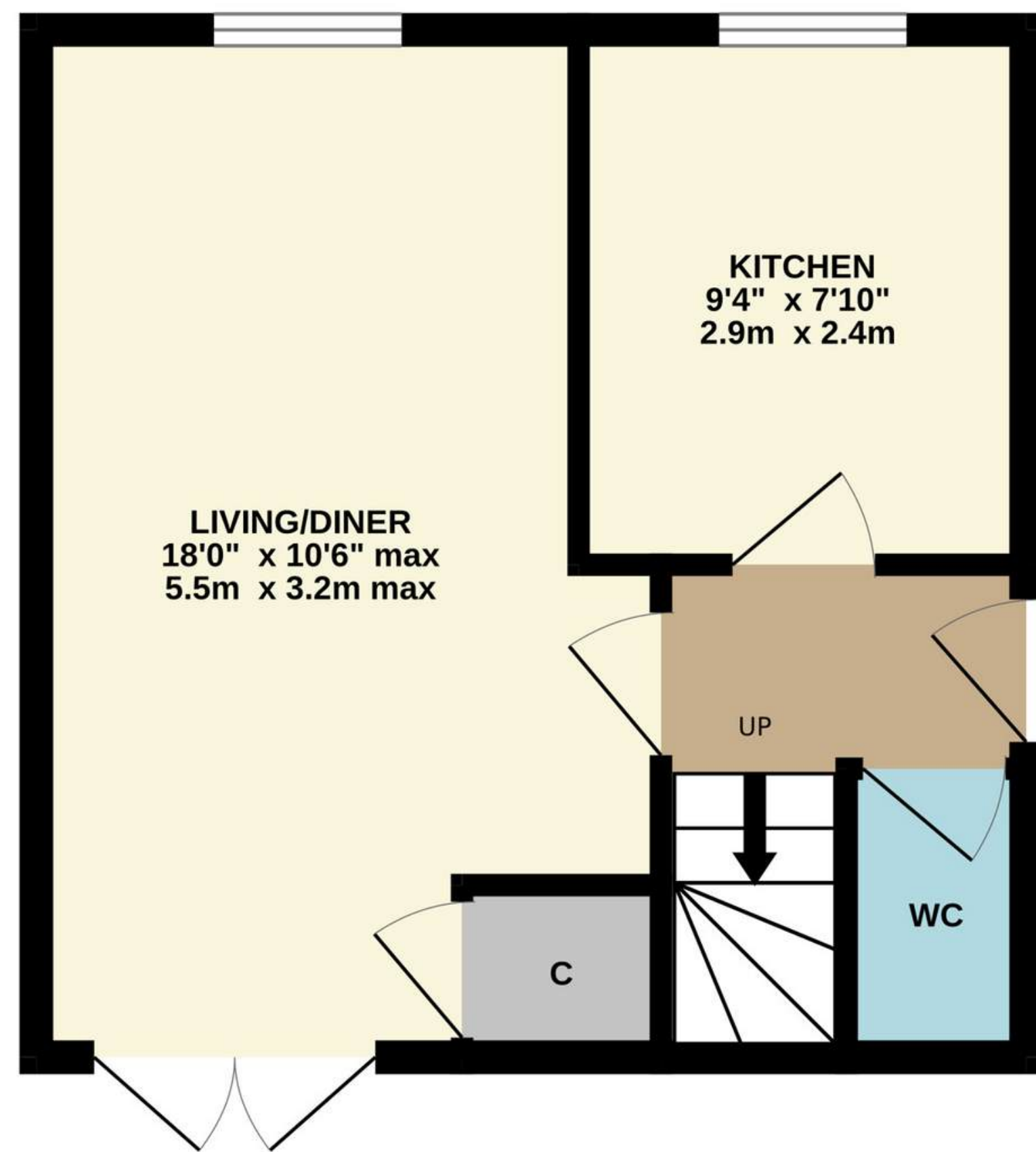
Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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PJ
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