



Smiths
your property experts

Kirkhill

Shepshed

- No upward chain and vacant possession
- Bay-fronted Victorian terraced home
- Located in the heart of this Charnwood market town
- Clean and bright living accommodation
- Two double bedrooms and a three-piece family bathroom
- Fitted kitchen and two reception rooms
- Rear gardens with a South West facing aspect
- uPVC double glazing and gas central heating

General Description

Smiths Property Experts offer to the market with vacant possession and no upward chain this bay-fronted Victorian terraced home in the heart of the Charnwood market town of Shepshed. The property is within easy walking distance of the town centre and boasts generous living space and South West facing rear gardens.

The Location

Shepshed is a market town with a variety of local amenities and has convenient access to nearby Loughborough. There is easy access to Junction 23 of the M1 motorway, which provides access to Leicester, Nottingham, and Derby. Additionally, East Midlands Airport is located in close proximity.





The Property

The accommodation is across two floors and is in clean and bright 'move-in' condition. The floor area measures approximately 747 square feet over two floors with uPVC double glazing and gas central heating throughout. The layout comprises a bay-fronted sitting room, dining room, fitted kitchen, two double bedrooms, and a white three-piece family bathroom suite. The seller has also replaced the carpets and decorated the property throughout.

The Outside

The property is set back from the road behind a low-level wall. There is a courtyard to the immediate rear of the property, and behind are South West facing gardens that are a blank canvas.

Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Charnwood Borough Council.





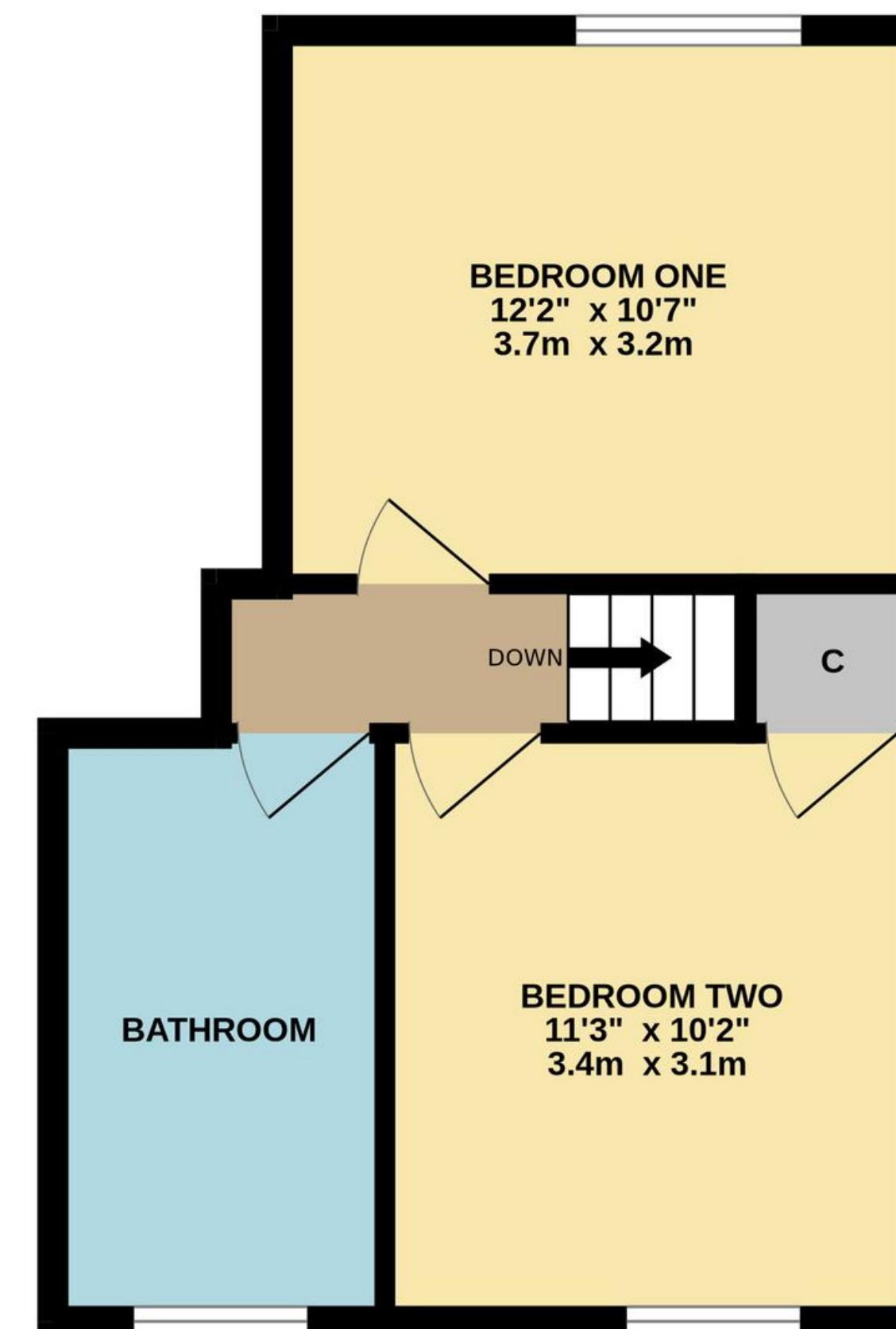
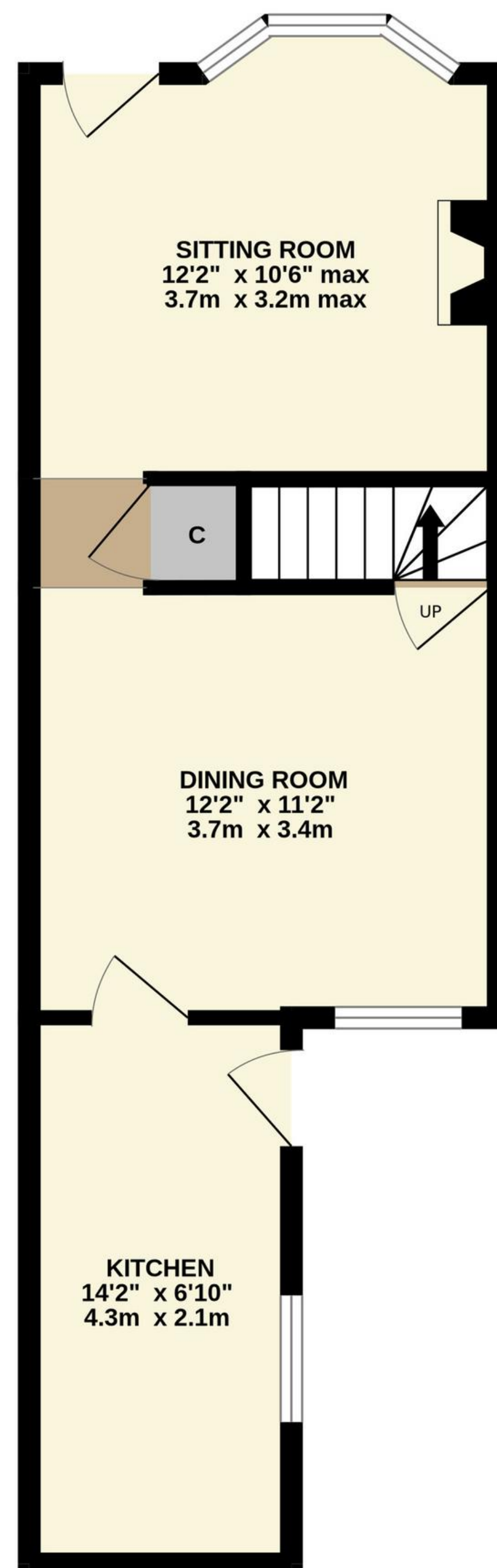
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



