



Smiths
your property experts

Gladstone Street

Loughborough

- No upward chain
- Substantial Victorian terraced home
- Superb first-time purchase or investment
- Situated within easy reach of the town centre
- Three bedrooms, including two large doubles
- Fitted kitchen and two reception rooms
- Private gardens laid to a central lawn
- On-street permit parking for residents only

General Description

Smiths Property Experts offer to market with no upward chain this deceptive and substantial Victorian terraced home situated within easy reach of Loughborough town centre and all its amenities, including the train station. The property would make a superb first-time purchase, young family home or investment. There is on-street permit parking for residents only, and the property affords private lawned rear gardens.





The Property

With double glazing and gas central heating throughout, the accommodation is laid over two floors. In total, the living space extends to approximately 931 square feet, comprising a sitting room, dining room with glazed patio doors and direct garden access, fitted kitchen, lobby and bathroom downstairs. Upstairs are three bedrooms (two large doubles). There is a useful cellar.

The Outside

To the rear are private gardens laid to a central lawn with a seating terrace and mature flower beds. Parking is on street by way of residents' permits only.

The Location

Set on a well-thought-of street with plentiful on-street parking by way of permit only, the property is situated within easy reach of Loughborough town centre and all its amenities. Loughborough train station is a 10-minute walk, and the town centre is just a 5-minutes walk.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Charnwood Borough Council.

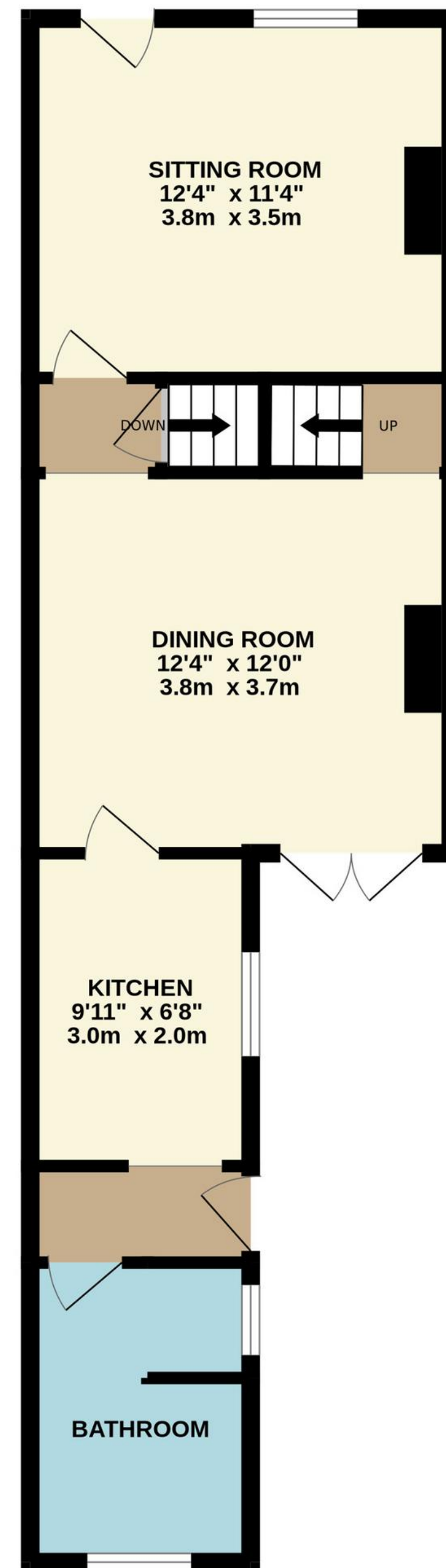
Important Information

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 : 931 sq.ft. (86.5 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



