



Smiths
your property experts

Cobden Street

Loughborough

- No upward chain
- Victorian terraced property
- Situated within easy reach of the town centre
- Three good-sized bedrooms and a family bathroom
- Two reception rooms and a kitchen
- Floor area of approximately 835 square feet
- Private low-maintenance rear gardens
- Parking on street by way of permit only

General Description

Smiths Property Experts offer to market, with no upward chain, this Victorian terraced home with accommodation laid over two floors and a private garden to the rear. The property is situated within easy reach of Loughborough town centre and all its amenities, making it a superb first-time purchase, young family home, or investment opportunity.





The Property

Internally, the accommodation is laid across two floors and affords uPVC double glazing and gas central heating throughout. In brief, you can expect to find a sitting room, a dining room, a kitchen, three good-sized bedrooms, and a family bathroom. The property boasts a floor area of approximately 835 square feet.

The Outside

Set on a no-through street with parking by way of permit only, the property is situated within easy reach of Loughborough town centre and all its amenities. There are private, low-maintenance rear gardens. Situated at the end of the street is a small car park which residents can also use.





Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Charnwood Borough Council.

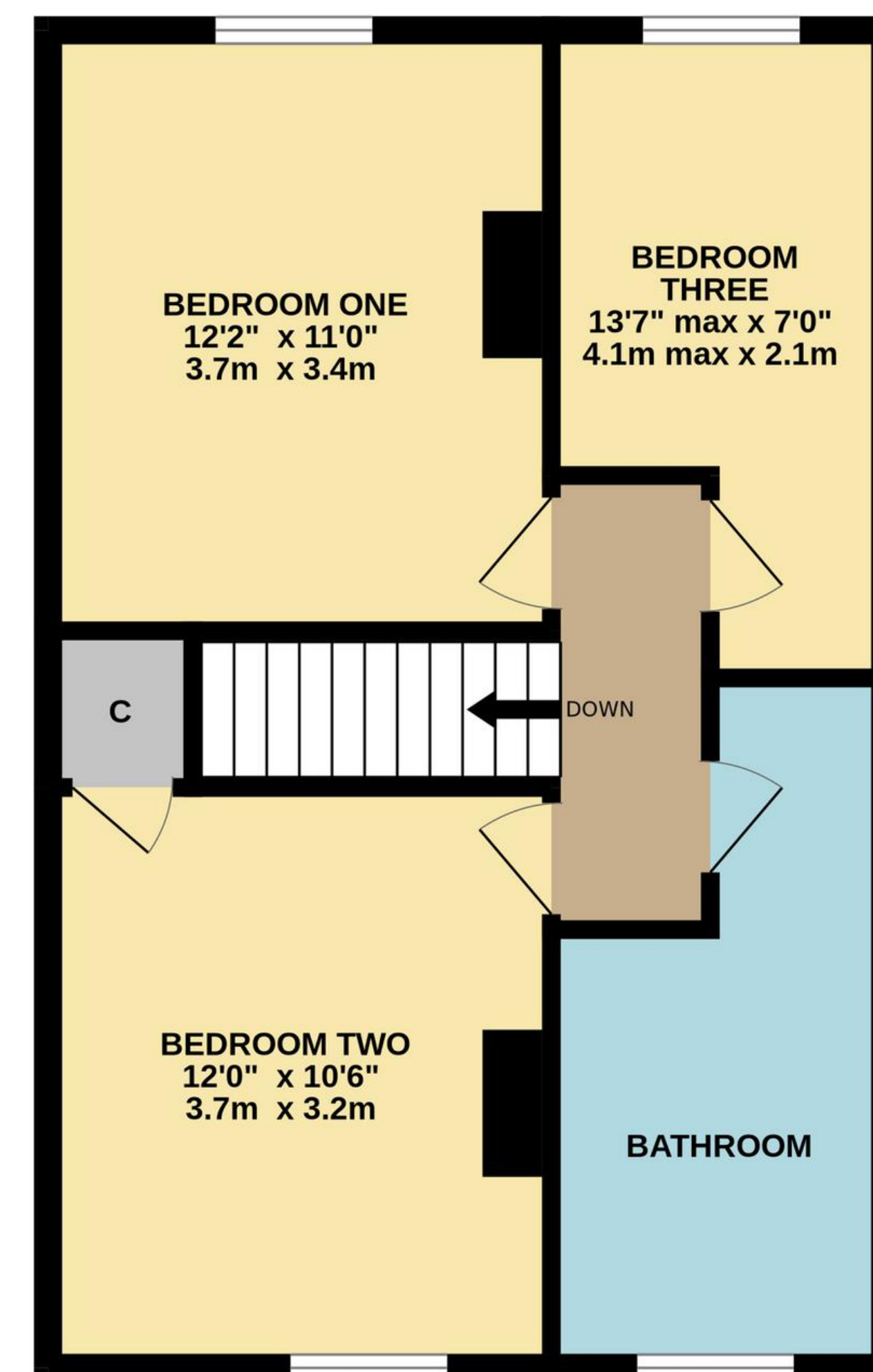
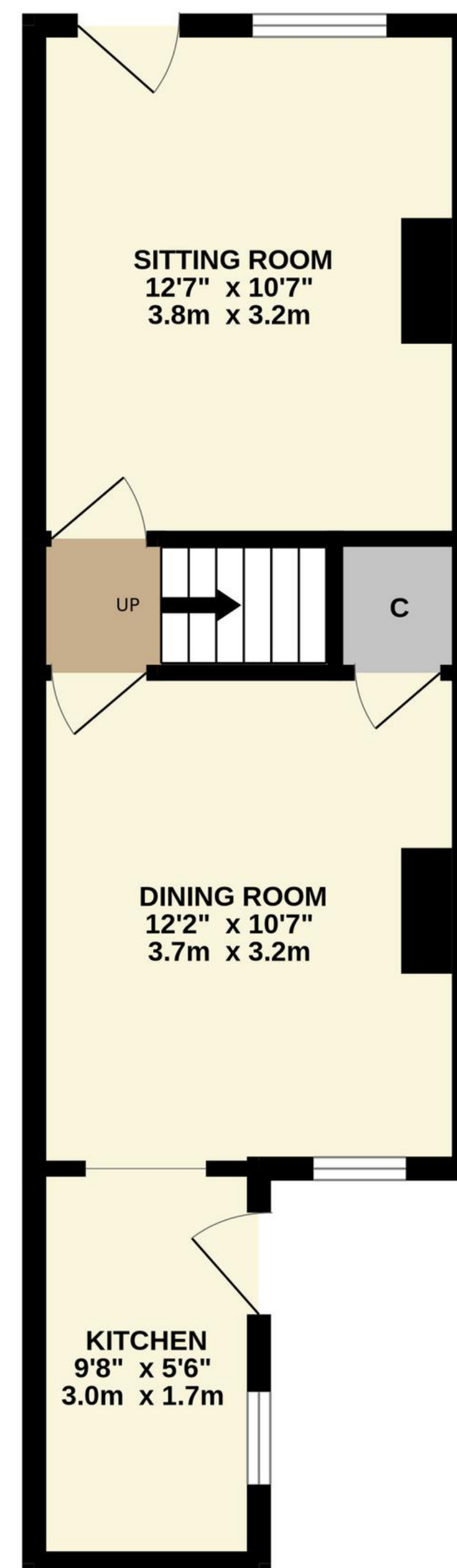
Important Information

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 : 826 sq.ft. (76.8 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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