



Cambridge Street, Shepshed

welcome to

Cambridge Street, Shepshed Loughborough

****FOR SALE**** Welcoming to the market is this delightful town house situated on Cambridge Street in Shepshed. Comprising entrance hallway, lounge, kitchen, ground floor bathroom, two double bedrooms, master en suite shower room, driveway & rear garden!

Entrance Hallway

Entering the property through the front door leads you into the hallway with stairs rising to the first floor and doors to the lounge, ground floor bathroom and kitchen.

Lounge

12' 10" x 10' 5" into recess (3.91m x 3.17m into recess)
The lounge has carpeted flooring, double glazed window to the front elevation, sliding doors leading out to the rear garden, radiator, television aerial point and space for a log burner.

Kitchen

8' 11" x 7' (2.72m x 2.13m)
The kitchen has base units with work surfaces over, stainless steel sink drainer with mixer taps, space for a freestanding cooker and fridge freezer, plumbing for a washing machine, vinyl flooring, radiator, double glazed window to the rear elevation and back door leading out to the garden.

Ground Floor Bathroom

The ground floor bathroom has a three piece suite comprising low level w/c, wall hung wash hand basin and a bath with mixer taps. There is a double glazed window to the front elevation and radiator.

Bedroom One

12' 11" max x 10' 11" max (3.94m max x 3.33m max)
Bedroom one has double glazed windows to the front and rear elevation, radiator, carpeted flooring and a door to the en suite shower room.

En Suite Shower Room

The en suite shower room has a three piece suite comprising low level w/c, wash hand basin and a shower cubicle. There is a frosted double glazed window to the rear elevation and a towel rail.

Bedroom Two

12' 11" x 9' (3.94m x 2.74m)
Bedroom two has a double glazed window to the rear elevation, carpeted flooring, radiator, store cupboard and a loft hatch.

Outside

To the front of the property there is a block paved driveway providing ample off road parking. To the rear is a delightful garden comprising a patio seating area leading to a gravelled area with raised flower borders and a lawned area with a hedged row.





view this property online williamhbrown.co.uk/Property/LBH114477



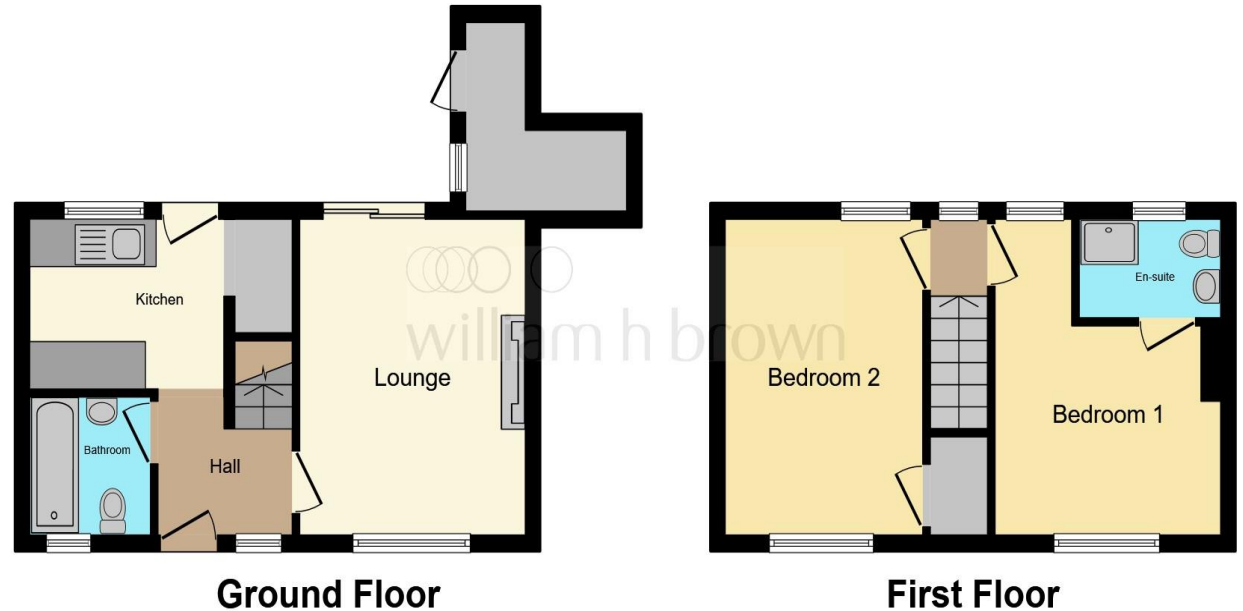
welcome to

Cambridge Street, Shepshed Loughborough

- Town House
- Two Double Bedrooms
- Ground Floor Bathroom and Ensuite
- Spacious Lounge
- Driveway and a pleasant Rear Garden

Tenure: Freehold EPC Rating: D

£180,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/LBH114477



Property Ref:
LBH114477 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk