



Smiths  
your property experts

# St. Marys Close

Loughborough

- No upward chain
- Immaculate terraced home
- Located in the heart of the town centre
- Two good-sized bedrooms and a bathroom
- Spacious living/dining room with direct garden access
- Fully fitted kitchen to the front
- Cul-de-sac setting with off-road parking
- Low-maintenance south-facing rear garden



## General Description

Smiths Property Experts offer to the market, with no upward chain and vacant possession, this immaculate two-bedroom home, located in a cul-de-sac setting with off-road parking and private gardens. Located in the heart of Loughborough town centre, the property is within easy reach of amenities, including the train station and Loughborough University.

## The Location

Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including numerous independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities, and a convenient train station with direct links to London St Pancras.





## The Property

The property is in good condition and is immaculately clean. Set behind off-road parking and with low-maintenance south-facing private rear gardens.

The accommodation is laid across two floors and extends to circa 750 square feet. Accessed via an entrance hall with a downstairs WC. There is a large main living/dining room with direct access via glazed doors into the rear gardens, and a fully fitted kitchen. Upstairs are two good-sized bedrooms (one is a particularly large, double-sized room), and a refitted family bathroom.

## Property Information

EPC Rating: C.

Council Tax Band: B.

Local Authority: Charnwood Borough Council.





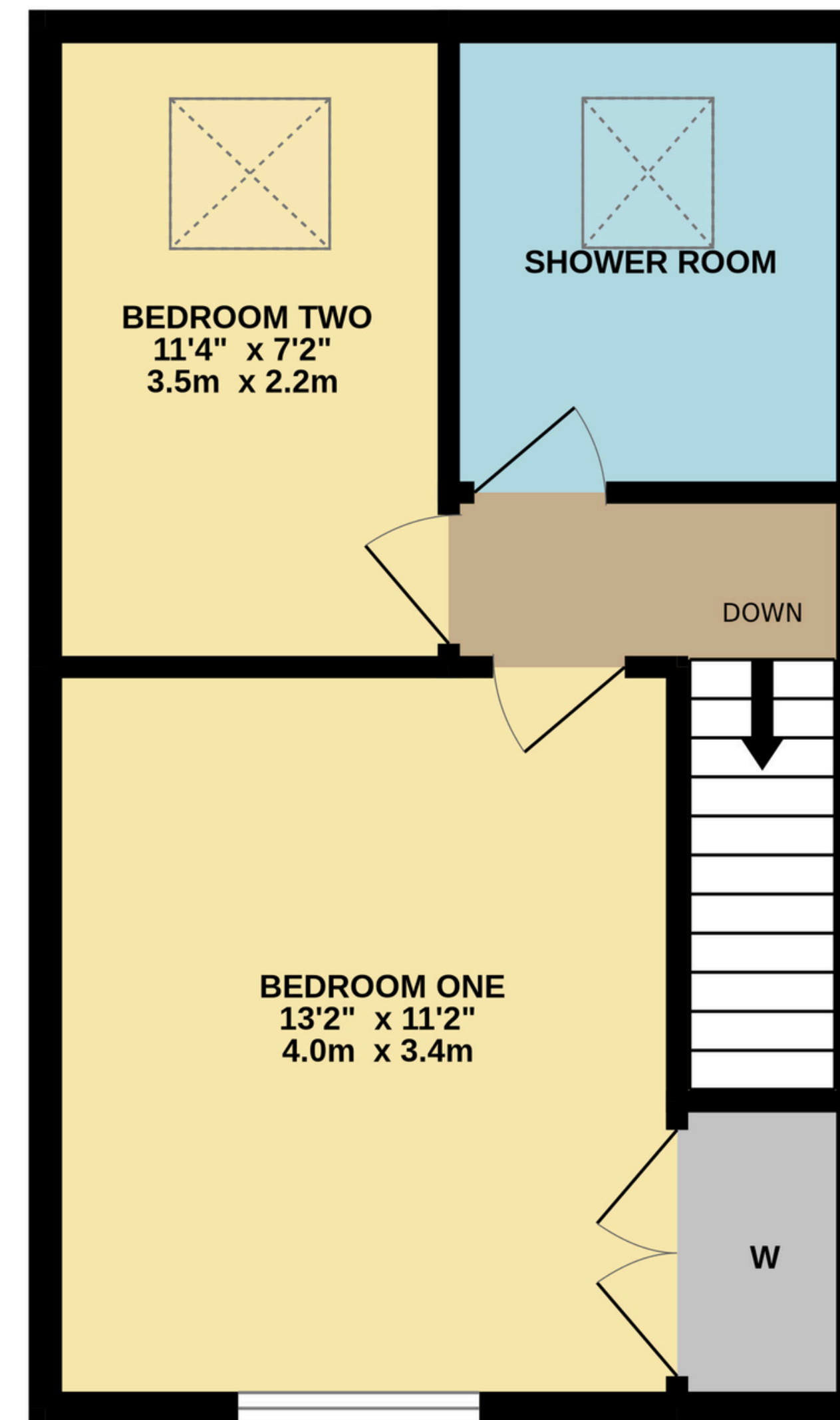
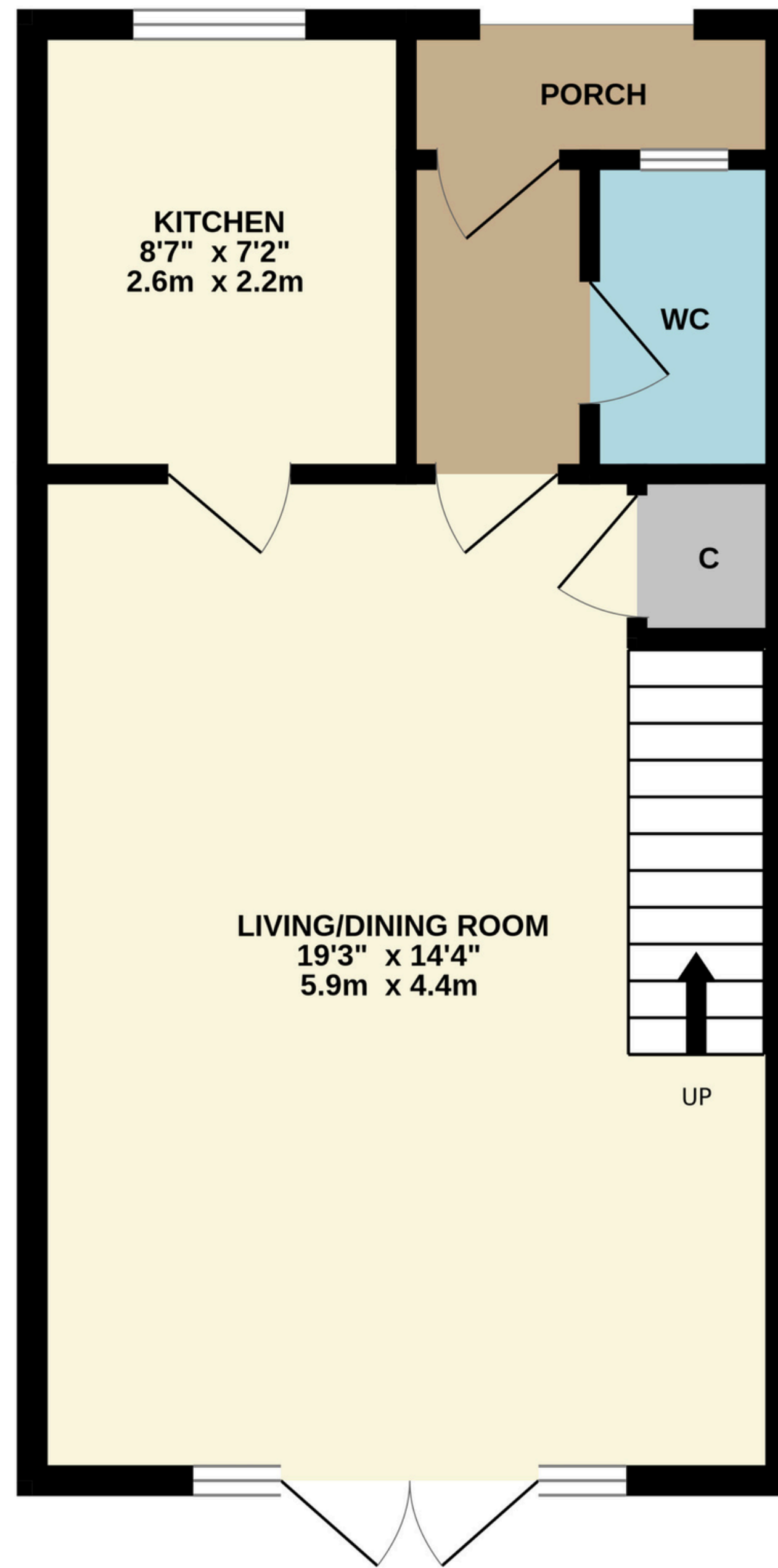
### Important Information

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.

### 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 : 748 sq.ft. (69.5 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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