



**Charnwood Road
Loughborough, LE12 9NL**

£145,000

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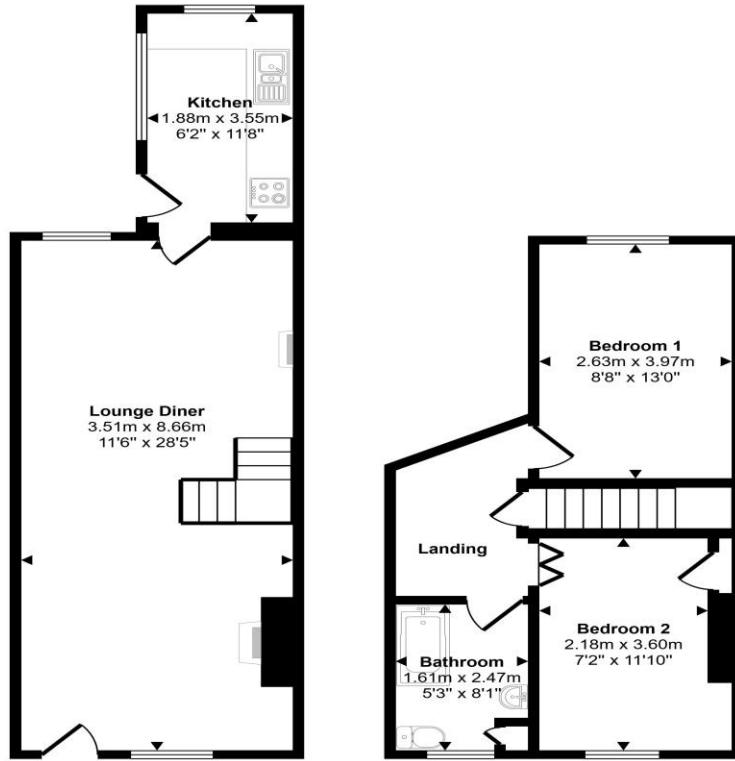
MAIN FEATURES:

- **Well Presented Mid Terrace House Benefitting from No Onward Chain!**
- **Fitted Kitchen**
- **Lounge/Diner with Two Feature Fireplaces**
- **Two Double Bedrooms**
- **Modern Family Bathroom/WC**
- **Good Size Rear Garden**

Situated in a popular residential area of Shepshed, this well presented mid terrace house offers an excellent opportunity for first-time buyers, investors or those looking to downsize, and benefits from the added advantage of no onward chain. The accommodation comprises a fitted kitchen and a spacious lounge/diner featuring two attractive fireplaces, creating a warm and characterful living space ideal for relaxing or entertaining. Upstairs, there are two generous double bedrooms and a modern family bathroom/WC, finished to a good standard. Outside, the property enjoys a good-sized rear garden, offering ample space for outdoor dining, gardening or family use.

Charnwood Road is conveniently positioned within easy reach of local shops, schools and everyday amenities. Shepshed itself is a thriving market town nestled between Loughborough and Coalville, with excellent access to the M1 motorway, making it ideal for commuters travelling to Leicester, Nottingham or Derby. The area also benefits from nearby countryside walks, Bradgate Park and the scenic Charnwood Forest, perfect for those who enjoy the outdoors. A fantastic home in a well-connected and sought-after location – early viewing is highly recommended.

Approx Gross Internal Area
70 sq m / 752 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft

First Floor
Approx 32 sq m / 346 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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