



125 Charnwood Road, Shepshed

Loughborough

Offers in Region of **£150,000**

125 Charnwood Road

Shepshed, Loughborough

This two double bedroom period property comes to the market offering a perfect opportunity for first time buyers and investors. This end Victorian terrace benefits from uPVC double glazing, gas central heating and a modern kitchen and bathroom. In brief comprises, living room, dining room, fitted kitchen. On the first floor landing gives way to two bedrooms, bathroom and loft hatch. Outside there is a garden to rear and gated access to the front.

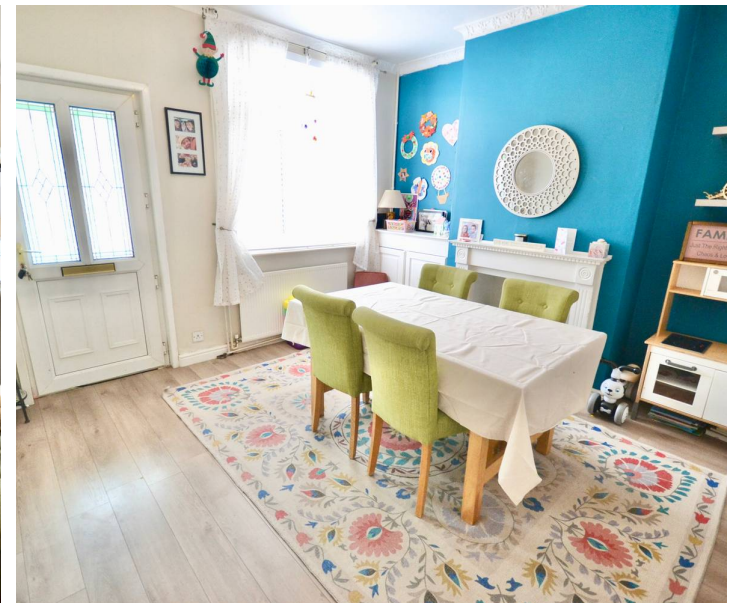
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two Double Bedrooms
- Open Plan Living Kitchen
- Traditional Terraced Property
- uPVC Double Glazing
- Modern Throughout
- Gas Central Heating



Porch

Double glazed construction entering into the living room.

Living Room

11' 9" x 12' 0" (3.58m x 3.66m)

Having uPVC double glazed windows to front, timber effect laminate flooring, coving and fireplace.

Dining Room

16' 1" x 11' 10" (4.90m x 3.61m)

Having uPVC double glazed window to rear, continue timber effect flooring, under stairs cupboard and opening into the kitchen.

Kitchen

15' 4" x 6' 3" (4.67m x 1.91m)

Having a range of wall and base units, rolled edge workfaces, built in dishwasher, fridge freezer, microwave and oven. Also having a four ring induction with extractor above, sink drainer unit with mixer tap over, tiled splashback, space and plumbing for appliances. uPVC double glazed windows over looking the garden and to the side as well as uPVC double glazed door accessing the garden.

Landing

Star rising to the first floor of way to two double bedrooms, family bathroom, loft hatch.



Bedroom One

11' 9" x 12' 0" (3.58m x 3.66m)

Having a uPVC double glazed windows to the front, radiator, coving, ceiling rose with pendant light, and a range built-in wardrobes.

Bedroom Two

13' 0" x 8' 9" (3.96m x 2.67m)

Having uPVC double glazed window overlooking the garden, coving, over the stairs storage cupboard, timber effect laminate flooring.

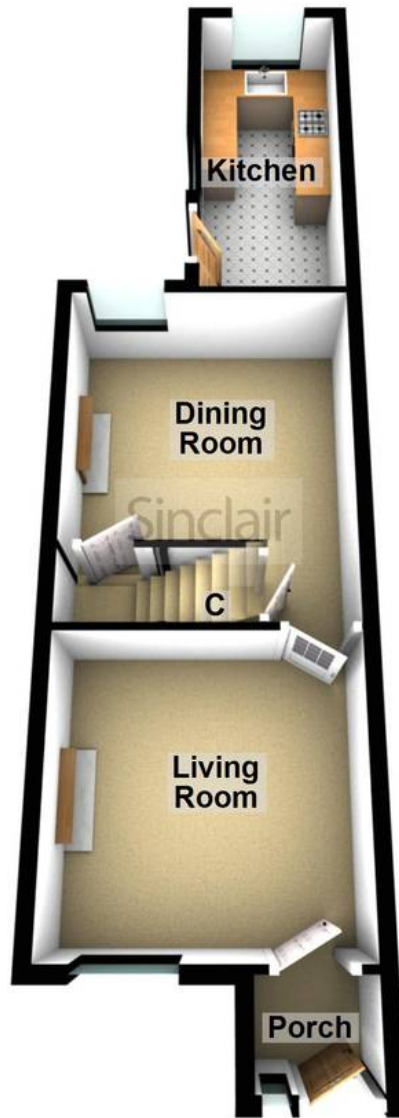
Bathroom

8' 7" x 6' 4" (2.62m x 1.93m)

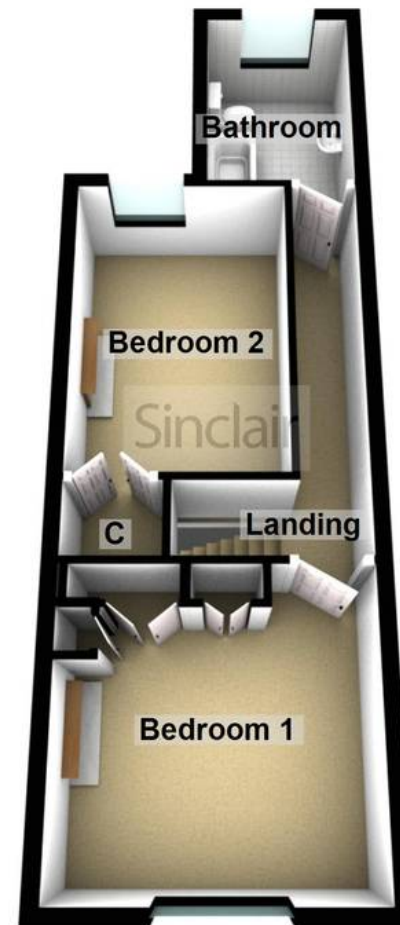
This three piece suite comprises of a p-shaped panelled bath with electric shower over, low level flush WC, vanity wash hand basin with cupboard underneath, tiled walls, radiator, uPVC double glazed window to the garden, tile effect vinyl flooring, shaver point and step down into the bathroom



Ground Floor



First Floor





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