



Smiths  
your property experts

# St. Marys Close

Loughborough

- No upward chain
- Superb end townhouse with off-road parking
- Perfect for a first-time buyer
- Two good-sized bedrooms and a shower room
- Spacious lounge/diner with patio doors
- Gas central heating and double glazing
- Low-maintenance south west facing rear garden
- Walking distance to the town centre and university

## General Description

Smiths Property experts are pleased to offer to the market this superb, freehold two-bedroom end townhouse close in the town centre of Loughborough, within easy walking distance to the university. The property is offered for sale with no upward chain, is well-presented, and benefits from gas central heating, double glazing, and enjoys a south-west facing garden, as well as a parking space.





## The Property

This two-bedroom end townhouse is offered for sale in good decorative order. It would suit both a first-time buyer and someone requiring easy access to the university or town centre. The property benefits from gas central heating, double glazing, and is entered via a front door into the hallway, which has doors leading off to the ground-floor rooms.

There is the convenience of a ground-floor WC with a wash-hand basin, and the kitchen is fitted with base and wall-mounted units, space and plumbing for a washing machine and fridge-freezer, a gas hob with an extractor, an electric oven, and a window to the front. The lounge/diner is a spacious room, with ample space for a dining table and chairs, featuring a gas fire, patio doors leading to the garden, and stairs to the first floor. There are two well-proportioned bedrooms, with the overall size being sufficient to reconfigure the first-floor space to potentially create more rooms (subject to any necessary consents), and a shower room with a three-piece suite.

## The Outside

Outside, the property enjoys low-maintenance gardens to the front and rear, with side access. The rear garden is walled and enclosed, with a private south westerly aspect, and is complete with a timber garden shed. The property has the added benefit of a parking space.





## The Location

Situated in a fantastic town centre location, the property is conveniently close to the wide range of shopping facilities, supermarkets, pubs, and eateries available in Loughborough. There is a train station within walking distance for those who need to commute further afield, and the nearby A6 road offers easy access to Loughborough and Leicester.

## Property Information

EPC Rating: D.

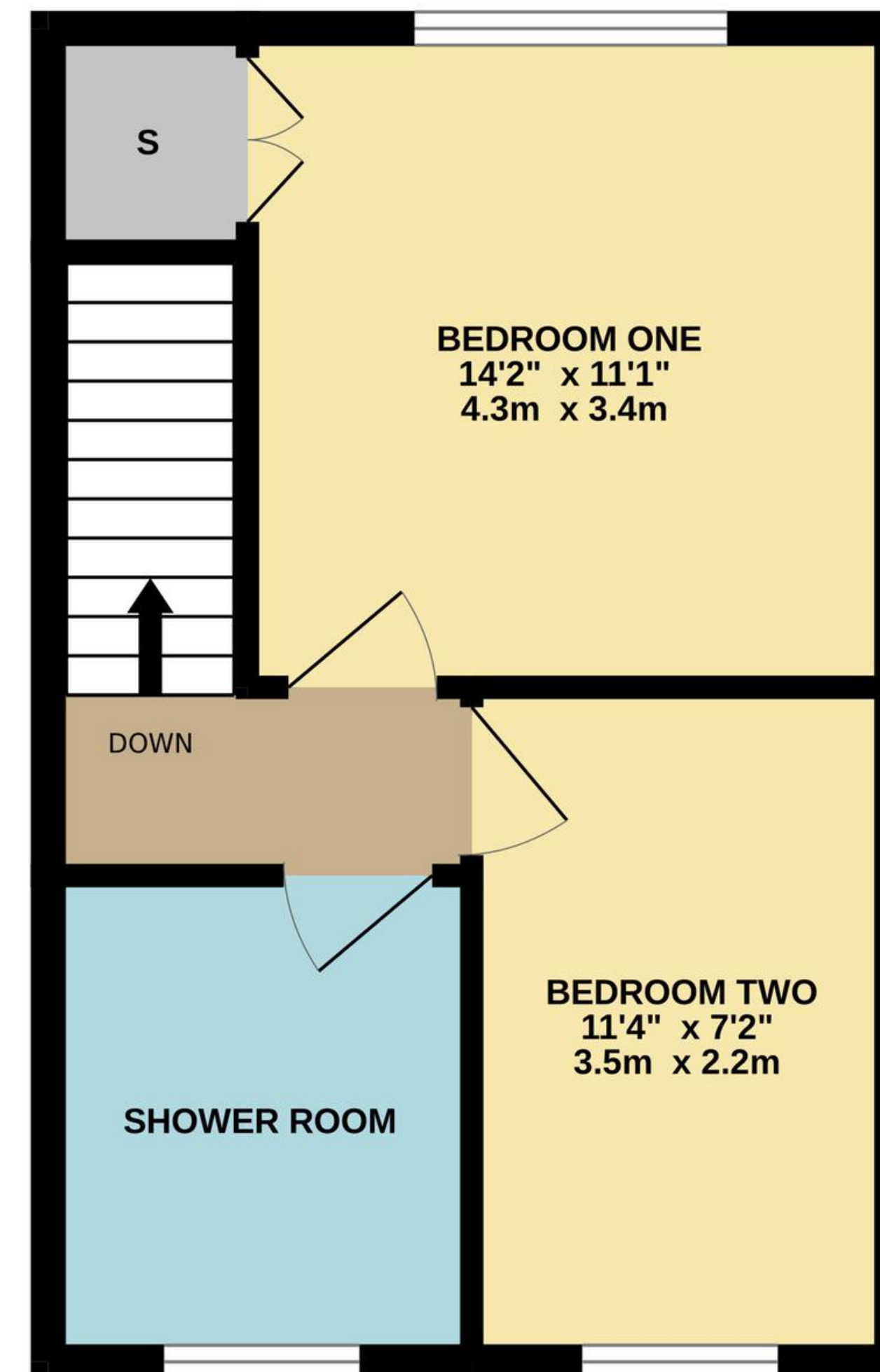
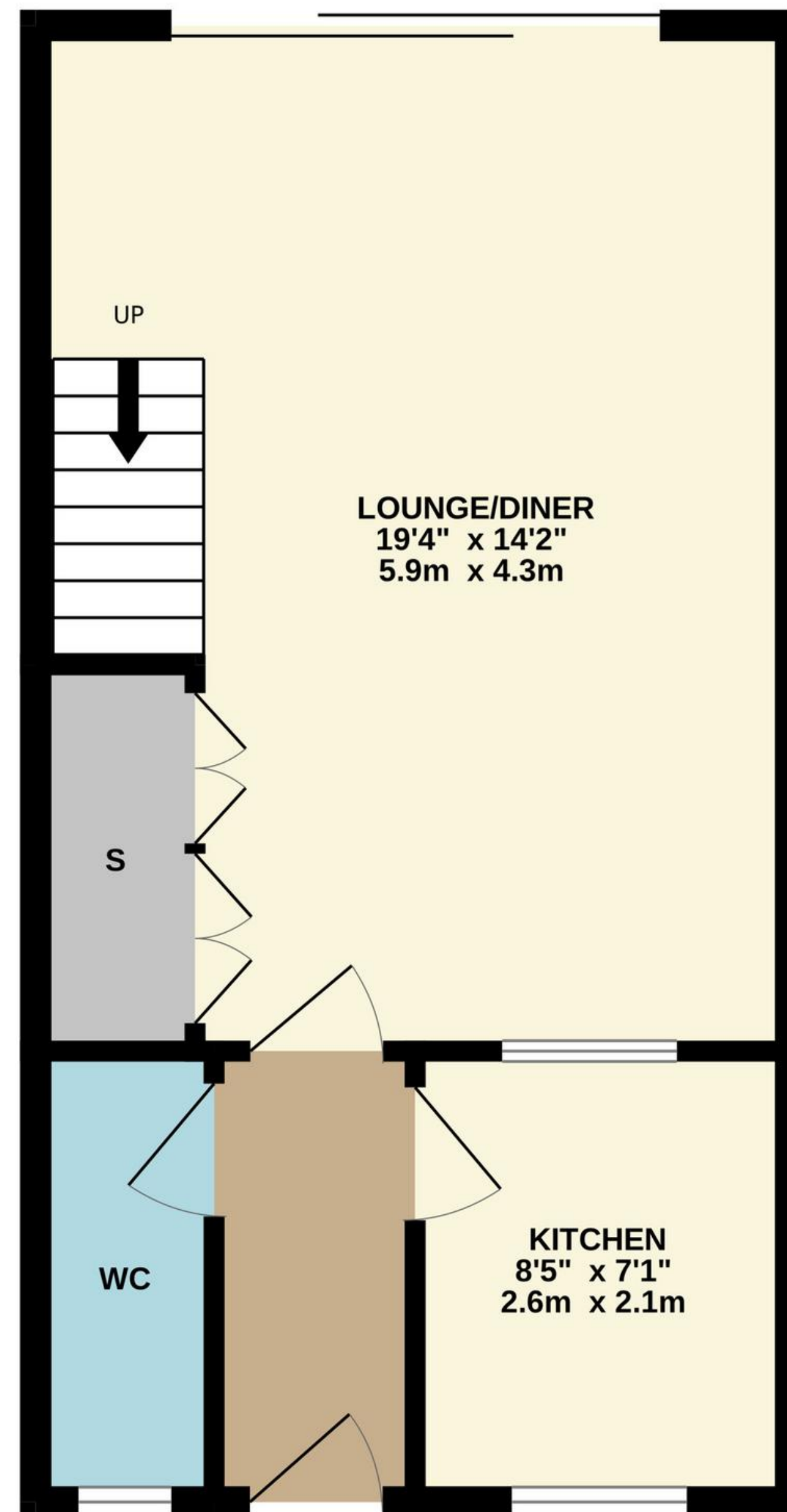
Tenure: Freehold. Council Tax Band: B.

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.





TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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