



Smiths
your property experts

Laurel Road

Loughborough

- No upward chain
- Ideal starter home or investment purchase
- Two good-sized bedrooms and a family bathroom
- Floor area measures approximately 500 square feet
- Driveway to the rear provides off-road parking
- Rear gardens with a South East facing aspect
- Smart residential location in this Charnwood market town
- Easy access to local schools and the town centre



General Description

Smiths Property Experts offers this ideal starter home or investment purchase to the market with no upward chain. The property is set within a smart residential location in the Charnwood market town of Loughborough and offers easy access to good local schools, Loughborough town centre, and the Charnwood Forest.





The Property

The living accommodation is laid across two floors, providing double glazing and gas central heating. The floor area measures approximately 500 square feet. It comprises a fitted kitchen, a main living room with direct garden access via glazed doors, two good-sized bedrooms and a family bathroom.

The Outside

The property is set back from the road behind a mature lawn and boasts private rear gardens with a South East facing aspect. There is also a driveway to the rear providing designated off-road parking. The property benefits from installed PV solar panels to the back roof that are fully owned, with the benefit transferable to the new owners.

Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.





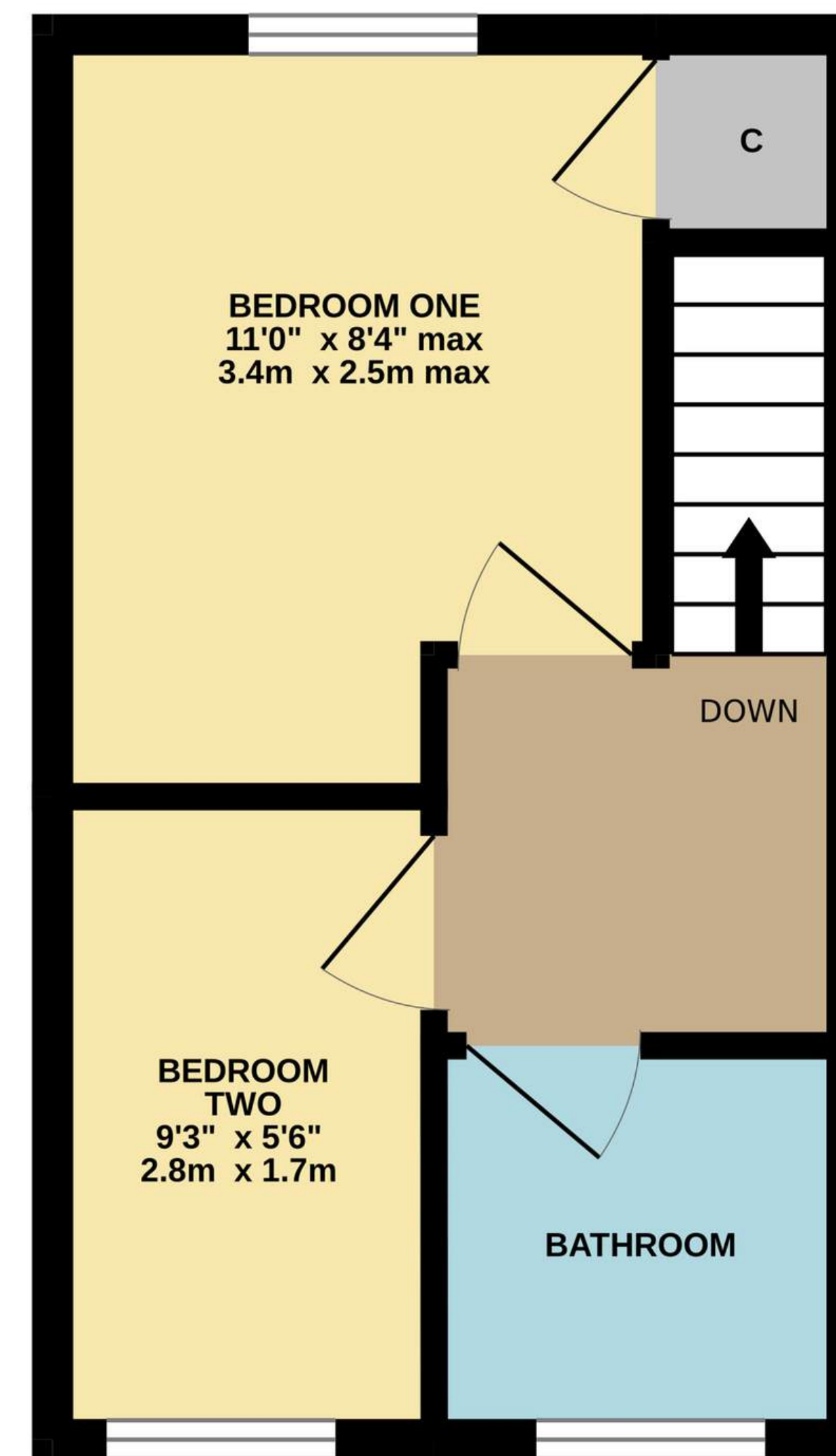
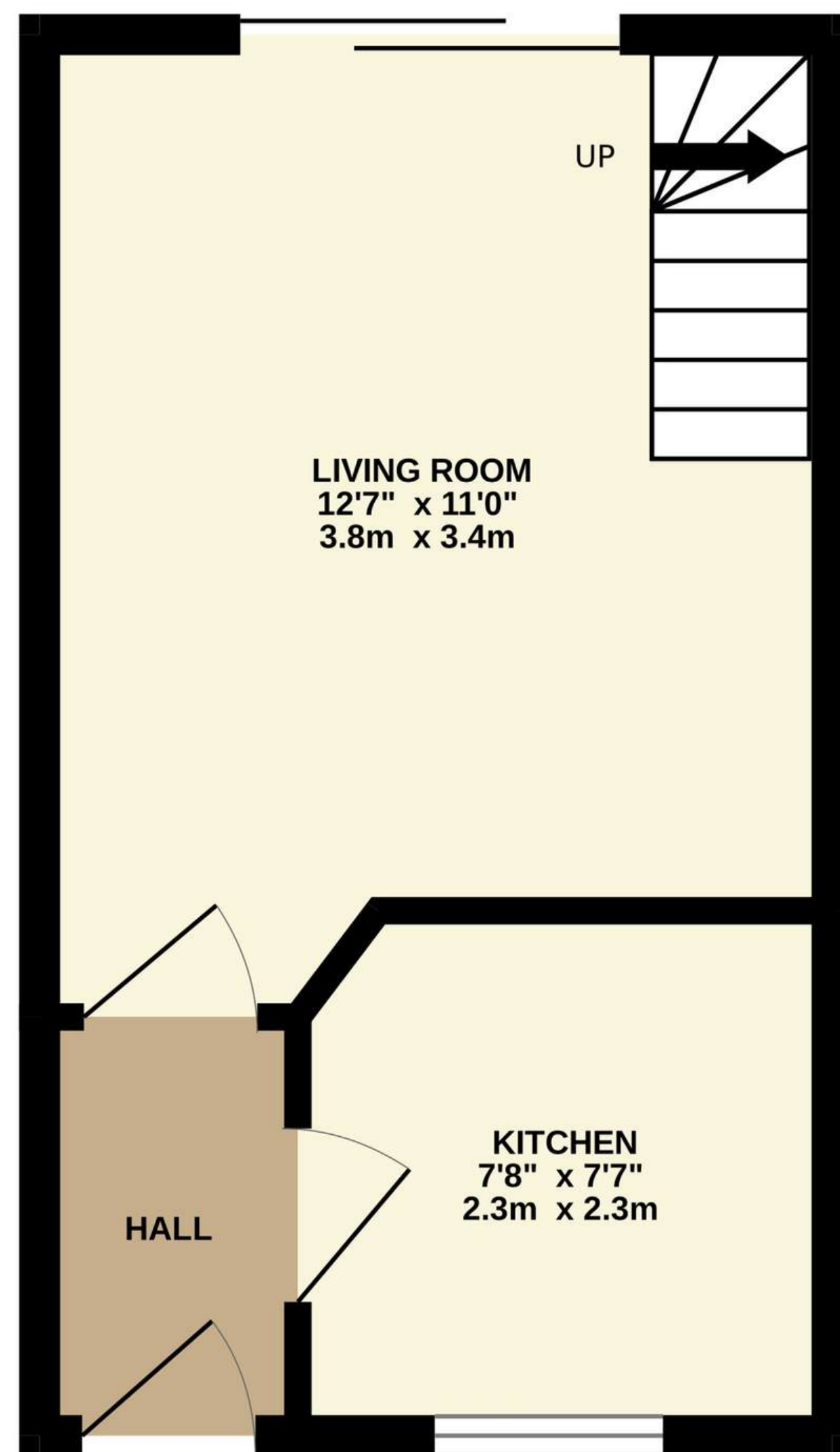
Important Information

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.

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 : 460 sq.ft. (42.7 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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