



Smiths
your property experts

Roundhill Way

Loughborough

- No upward chain
- Two-bedroom mid-terrace property
- Peaceful residential location
- Kitchen and a separate living room
- Upgraded modern shower room
- Secure and sunny rear gardens
- Designated off-road parking
- Walking distance of Loughborough University

General Description

Smiths Property Experts offers this two-bedroom home with no upward chain to the market.

The property has off-road parking and private south-east-facing rear gardens. It is in a peaceful residential location in the Charnwood market town of Loughborough.

The property is located approximately 1 mile from the M1 motorway junction and within walking distance of Loughborough University.





The Property

Set behind mature front gardens, the property occupies a private and secure 'no-through' position. There is also a useful brick store by the front door.

The living space is laid across two floors and briefly comprises a kitchen, a living room with direct garden access to the rear via glazed doors, two good-sized bedrooms, and an upgraded shower room.

Secure and sunny gardens are to the rear, and designated off-road parking is to the left-hand side.

Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.





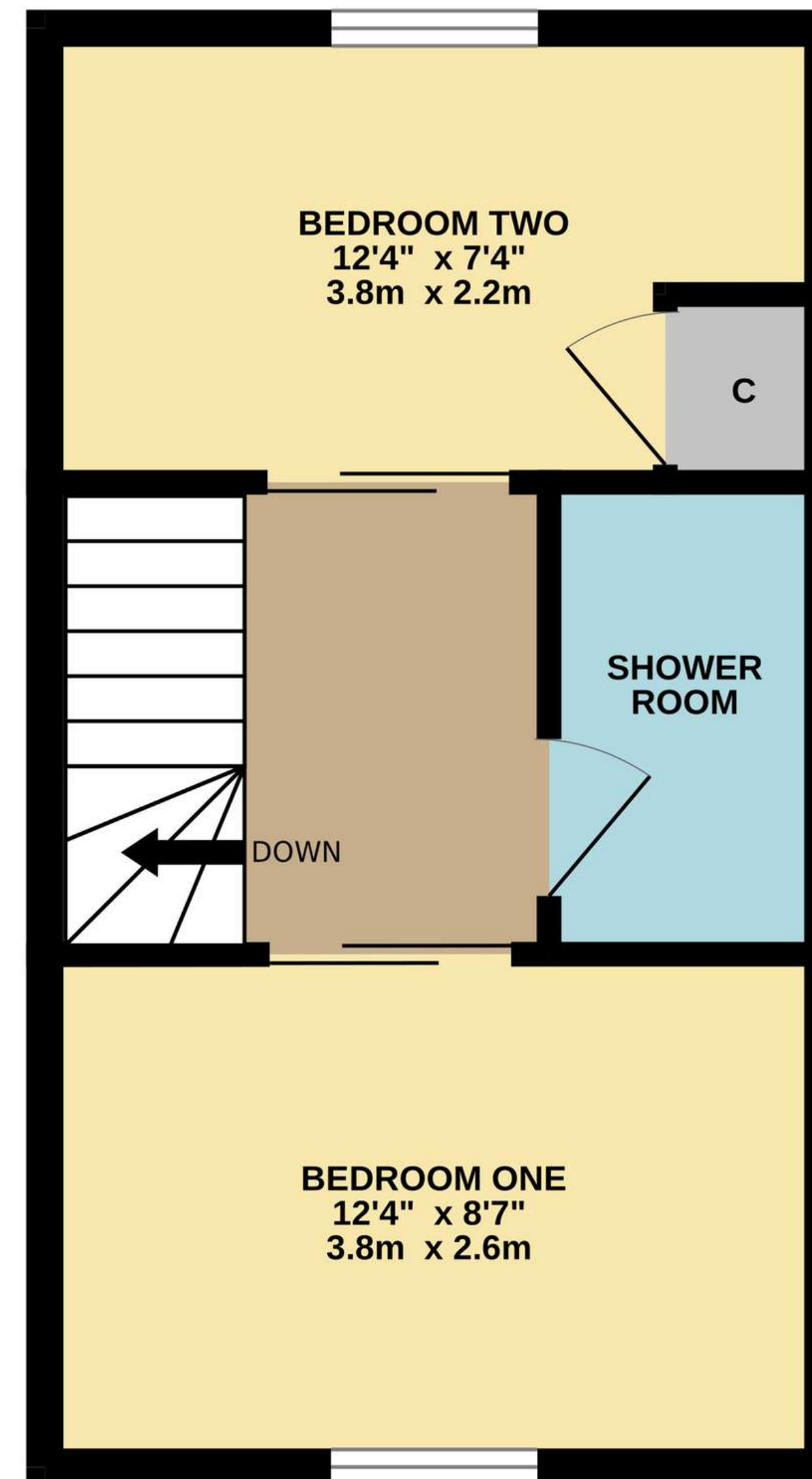
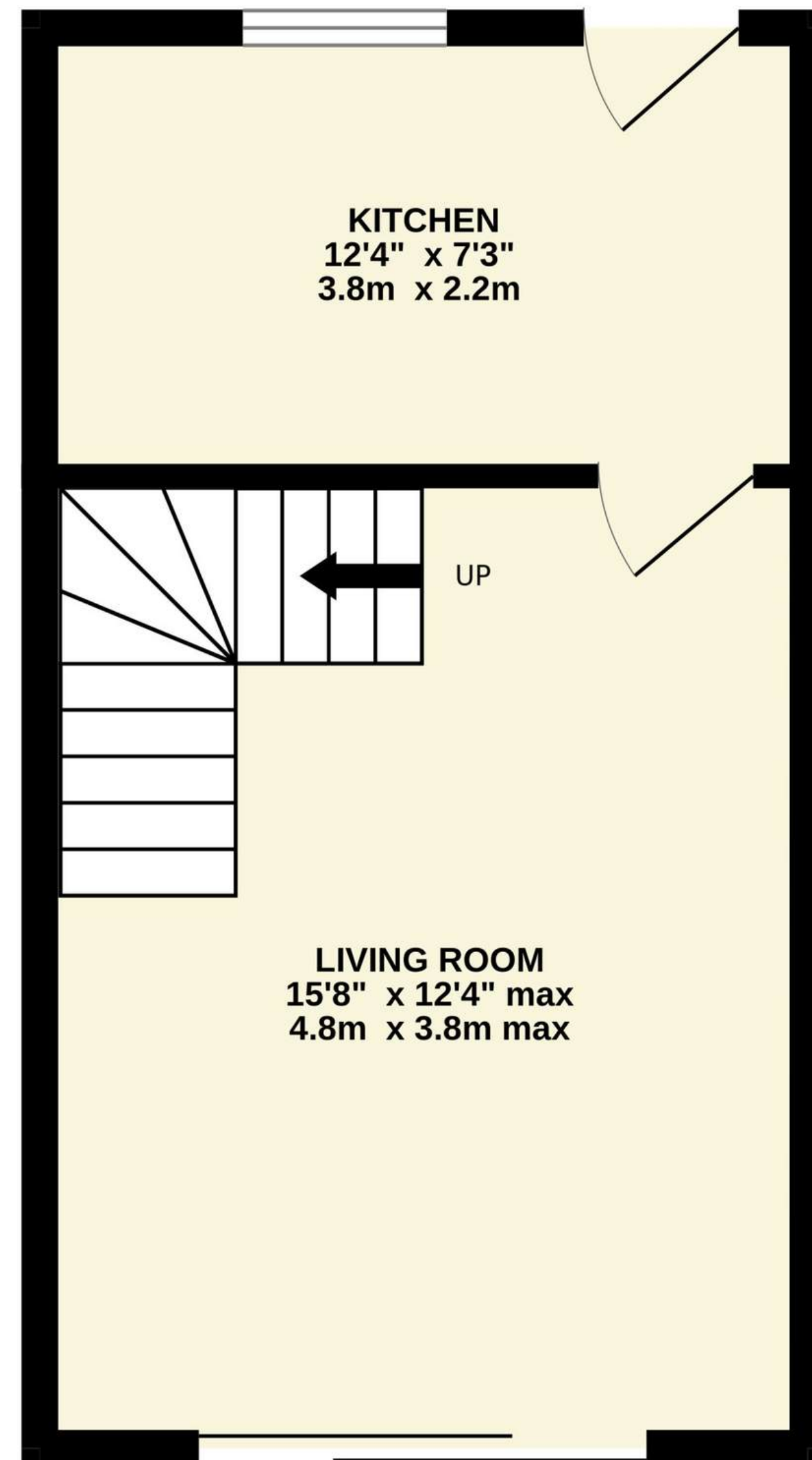
Important Information

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 : 566 sq.ft. (52.6 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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