

2 bedroom terraced house for sale, Cambridge Street, Shepshed, Loughborough LE12



Location **East Midlands, Leicestershire**
<https://www.freedasz.co.uk/x-162384-z>

This traditionally styled mid town house occupies a non estate location, is ideal suited for the first time buyer or investment purchaser. Benefiting from a recently fitted gas central heating combination boiler and uPVC double glazing. The accommodation comprises: entrance hall, lounge, kitchen/diner. On the first floor a landing gives way to two double bedrooms and a bathroom. To the front, there is a beautifully presented shaped lawn and ample off road parking to the rear a good size enclosed garden. Outside brick built store . Viewing a must to appreciate the property on offer. Offered to the open market with no Chain. EPC rating D.Detailed AccommodationA wooden glazed front entrance door accessing the hall.Entrance HalluPVC double glazed window to the front elevation. Radiator. Doors accessing the lounge and kitchen/diner and stairs accessing the first floor accommodation. Tiled flooring.Lounge (3.89m x 3.28m (12'9 x 10'9))uPVC double glazed window to the front and rear elevation. Wooden effect laminate flooring. Chimney recess with an inset granite hearth. Space for an inset electric log burner. Two radiators. Storage cupboard.Kitchen/Diner (3.58m x 3.89m (11'9 x 12'9))uPVC double glazed window to the rear elevation. The kitchen is fitted with wooden style units to the wall and base a stainless steel sink unit set into roll top preparation work surface. A gas hob with an electric oven. A wall hung Worcester Bosch combination boiler. Plumbing for a washing machine and space for fridge/freezer. Tiled flooring. Radiator.On The First FloorA landing gives way to two bedrooms and a bathroom. Two Upvc windows to the rear elevation.Bedroom One (3.96m x 3.73m (13 x 12'3))uPVC double glazed window to the front and rear elevations. Loft access. Built in storage cupboard. Radiator.Bedroom Two (3.28m x 2.97m (10'9 x 9'9))uPVC double glazed window to the front elevation. Radiator. Storage cupboard.BathroomuPVC double glazed opaque window to the rear elevation. The bathroom is fitted with a three piece white suite comprising of a panelled bath with an electric shower over. A low flush WC and a pedestal wash hand basin. The walls are partially tiled and vinyl to the flooring.To The OutsideTo the front of the property is a lawn, planted borders with off road parking. Side entry to the rear of the property via the entry. The rear garden is generous in size with a patio, lawns, planted shrubs and trees. Wooden Shed. The property has security lighting to the front and.

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