



Stableford Close, Shepshed, LE12 9BT

£170,000

Nick Humphreys proudly presents this modern two-bedroom mid-townhouse, ideally situated on Stableford Close, Shepshed. Perfect for first-time buyers, young families, or investors alike.

The ground floor accommodation comprises a spacious entrance hall leading to a fitted kitchen with a range of wall and base units. Also on this level is a convenient downstairs W.C., useful under-stair storage, and a generous lounge/diner to the rear with sliding patio doors opening onto the garden.

Upstairs, a spacious landing provides access to two well-proportioned bedrooms. The principal bedroom is located at the rear of the property, while the second bedroom is at the front and features a built-in wardrobe housing the water heater. The first floor also includes a three-piece family bathroom with an electric shower over the bath.

Externally, the property benefits from off-road parking for one vehicle to the front. The rear garden is laid to lawn and includes gated rear access.

UPVC double glazed with gas central heating!

This property is competitively priced and not to be missed – call now to arrange your viewing!

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Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

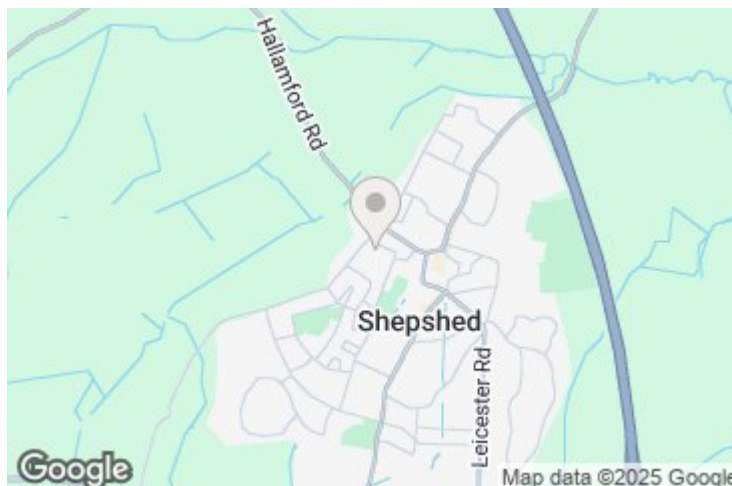
General Note

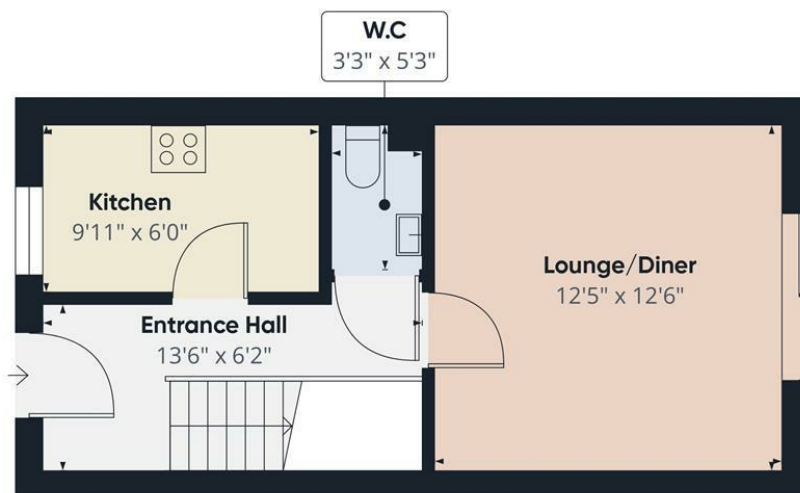
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾
621 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	