



Smiths
your property experts

Alan Moss Road

Loughborough

- No upward chain
- Well-presented semi-detached home
- Located in a popular residential area
- Three well-proportioned bedrooms
- Sitting/dining room and a conservatory
- Generous frontage with ample off-road parking
- Lovely South-facing lawned rear gardens
- Recently replaced boiler

General Description

Smiths Property Experts offer to the market this well-presented three-bedroom semi-detached home, located in a popular residential area of Loughborough. It offers well-laid-out accommodation and enjoys a South-facing rear garden. The property is available with no upward chain and also benefits from double glazing and a recently replaced boiler. Complementing the ground floor is a fabulous conservatory, and ample parking is available to the front of the property.





The Property

A well-presented semi-detached home enjoying a position on the popular Alan Moss Road in Loughborough, benefitting from a recently replaced central heating boiler and double glazing. The well-laid-out accommodation comprises an entrance hallway, a spacious sitting/dining room with patio doors and a feature gas fireplace, and a kitchen with fitted units and space for appliances. There is a useful store room sufficient in size to be used as a study. A conservatory provides further space and opens beautifully onto the rear garden. On the first floor, there are three well-proportioned bedrooms. The main bathroom has a modern white suite.

The Outside

Externally, the home boasts a driveway with ample off-road parking, a front walled garden, and side gated access to the rear. The rear gardens enjoy a South-facing aspect and patio space. The garden is mainly laid to lawn with mature shrubs. It is fenced and enclosed and has a timber garden shed.





The Location

Occupying a position on the popular Alan Moss Road in Loughborough, the property is within easy walking distance of Loughborough town centre and the wide array of shopping facilities, supermarkets, and schooling on offer. The renowned University is also on the doorstep. There is a train station, and the nearby A6 road provides convenient access to Leicester and other major road networks.

Property Information

EPC Rating: C.

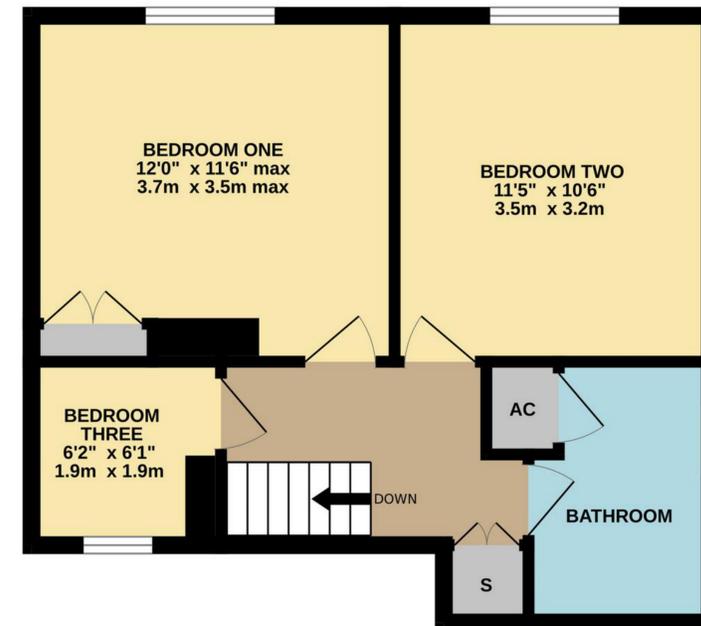
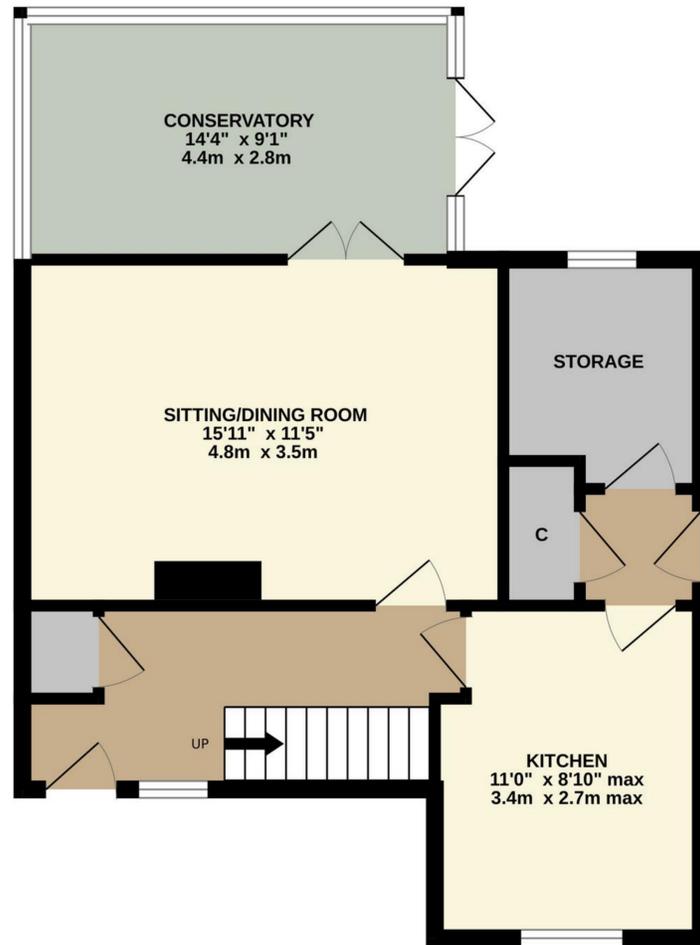
Tenure: Freehold. Council Tax Band: B.

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.





TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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