



£178,000

Cambridge Street, Shepshed LE12 9HW

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Main Particulars

****IDEAL FIRST TIME BUY PROPERTY OR INVESTMENT, NO UPWARD CHAIN, POTENTIAL TO EXTEND, EXTENSIVE REAR GARDEN****

Frobishers Sales and Lettings are pleased to offer for sale this three bedroom semi-detached family home located on Cambridge Street, Shepshed. It is being sold with no upward chain, has great access to the major road links, schools and local amenities.

The property comprises of; Entrance hallway, lounge, kitchen, bathroom, under stairs cupboard, landing, w.c. and three bedrooms.

Outside to the rear is a good-sized enclosed garden with "out building."

Enter the property via composite front door into the hallway. There are stairs to the first floor on the right, hallway leading to the lounge, kitchen, downstairs bathroom and under stairs cupboard.

Lounge - 3.87m x 3.28m (12' 6" x 10' 7")

The lounge has carpeted flooring, double glazed window to the front elevation, radiator, television aerial point and gas fire.

Kitchen - 3.34m x 3.01m (10' 9" x 9' 8")

The kitchen has a number of base and eye level units with work surfaces, stainless steel sink drainer with mixer taps, space for a freestanding cooker and fridge freezer, plumbing for a washing machine, tile effect flooring, radiator, double glazed window to the rear elevation and UPVC door leading into the garden.

Bathroom - 1.97m x 1.97m (6' 4" x 6' 4")

The ground floor bathroom has a three piece suite comprising of low level w.c, pedestal wash hand basin and a bath with mixer taps. There is a double glazed window to the rear elevation and radiator.

Under Stair cupboard

Bedroom One 3.95m x 3.21m (12' 9" x 10' 5")

UPVC double glazed window to the front elevation, carpet flooring and over the stairs storage cupboard.

Bedroom Two - 3m x 2.69m (9' 8" x 8' 8")

Currently being used as a home office. UPVC double glazed window to the rear elevation, carpet flooring.

Bedroom Three - 2.6m x 2.03m (8' 5" x 6' 6")

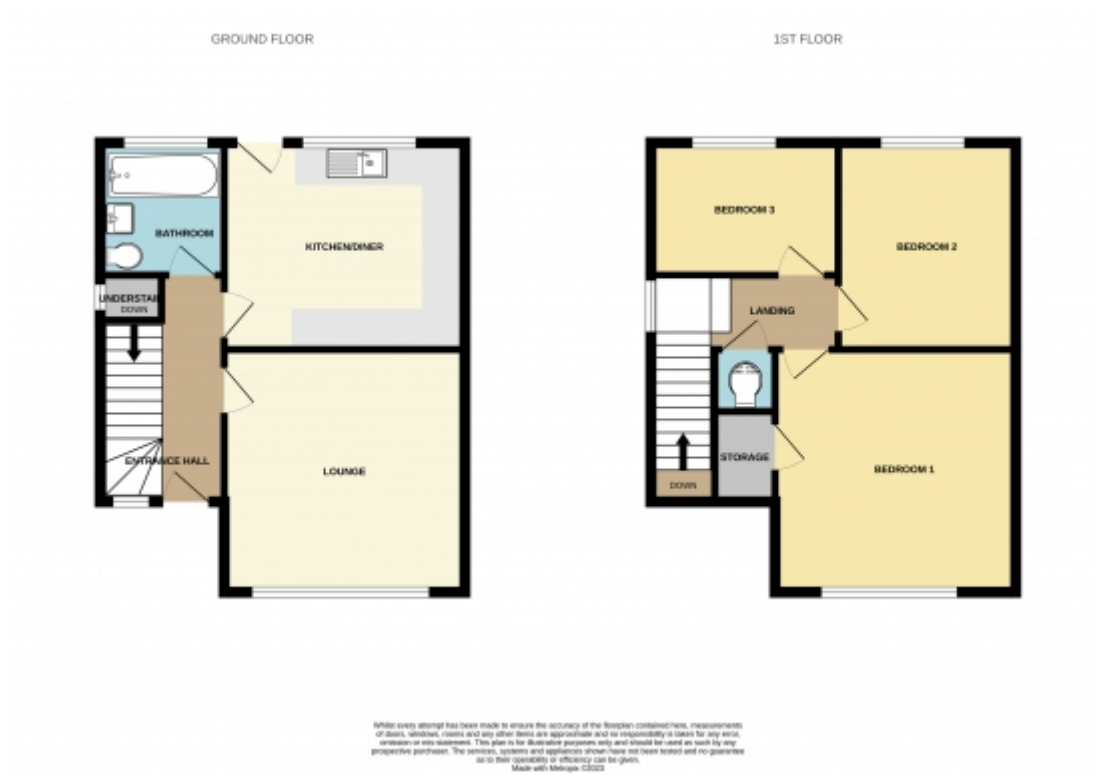
Currently used as a dressing room, UPVC windows to rear elevation.

W.C.

Outside

To the front of the property there is a low maintenance garden with artificial grass, hedge row and planting. To the rear is an enclosed garden with an out building, metal shed, seating area and large lawned area.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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