

# Garton Road

Loughborough, LE11 2DY



This is a unique proposition with two one bedroom flats on the same title, they are the ideal buy to let investments and would provide a great return. Located close to Loughborough town centre and university which will be sure to attract perspective tenants.

£239,950

John German

The properties are in need of some renovation but with some cosmetic work they will be fantastic homes. The properties themse lves consist of large bedrooms, separate lounges, bathroom and kitchen. The ground floor property has access to a spacious rear garden. Achievable rent is £600 PCM.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** On road.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band A

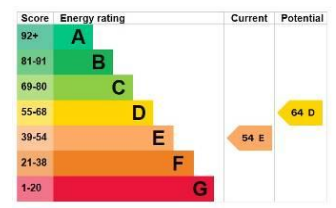
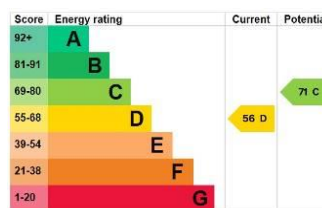
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29042024

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**Agents' Notes**  
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