

# Wharncliffe Road

Loughborough, LE11 1SN



A well-presented, extended, spacious and light home in a sought-after central location. This property on Wharncliffe Road would make an ideal purchase for first time buyers, professional couples, families or investors (previous rental income £750pcm in Dec 2022).

£179,950



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The property is within close proximity to a range of amenities such as schools, supermarkets, shops, boutiques, pubs and restaurants are plentiful within the town.

Public transport well catered for by regular bus and train service while commuter access to the M1 and A6 is excellent.

Accommodation comprises three bedrooms, family bathroom, lounge, garden room, and kitchen/diner.

Externally, the garden is of good size and provides a block paved drive, accessed via double gated entry to the side of the property.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas (boiler serviced April 24)

(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 B

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

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/24062024

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

862 ft<sup>2</sup>  
80.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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