

rear garden, in a sought-after residential location.

Offers In Excess Of £160,000





This property would make an ideal purchase for first time buyers, professional couples, small families or investors.

The property is located within close proximity to a wide range of local amenities including (but not limited to); schools, supermarkets shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks.

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

Accommodation comprises; two double bedrooms, family bathroom, lounge, dining room and kitchen. The owners installed a new boiler in 2021 and new consumer unit in 2020, and have significantly improved the EPC rating.

Externally, there is a large private rear garden with raised patio seating area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the

tenure via their legal representative). **Property construction**: Standard

Parking: On road

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

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

**Broadband type:** TBC

See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Local Authority/Tax Band: Charnwood Borough Council / Tax Band A Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-">www.gov.uk/government/organisations/environment-</a>

agency

Our Ref: JGA02072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













# John German 🧐





### Agents' Notes

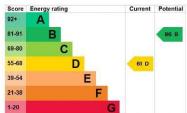
Agents' Notes
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## John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11

## 01509 239121

loughborough@johngerman.co.uk





Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent