

Rydal Avenue  
Loughborough, LE11 3RU



A well-presented, spacious home in a highly sought after residential location, being sold with no onward chain.

Offers in excess of £280,000

John German 

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

The property is located within close proximity to a range of amenities including schools, Loughborough University, supermarkets, shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling.

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

Accommodation comprises three bedrooms, family bathroom, lounge, dining room and kitchen.

Externally, the garden is of good size, south facing, and very private with patio seating area and mature borders. There is a single garage and the driveway offers comfortable parking, and could be further extended to provide space for additional vehicles.

To view this property, please contact John German Loughborough office.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**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 C

**Useful Websites:**

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

**Our Ref:** JGA/10092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

#### Agents' Notes

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Loughborough | Stafford | Uttoxeter

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