

Blacksmiths Avenue

Shepshed, Loughborough, LE12 9SF



John German 

A super starter home, located within a sought after residential development, offering attractive green space, allocated parking and brought to market with no onward chain.

£180,000

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This property would make an ideal purchase for first time buyers professional couples or landlords. The property has an excellent rental history and is currently undergoing works prior to being fully marketed for sale, chain free.

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 bedrooms, bathroom, lounge and kitchen/diner.

Externally, the garden is of excellent size and very private, offering potential to extend (STPP). Allocated parking is located a short distance away.

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: Allocated

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/>

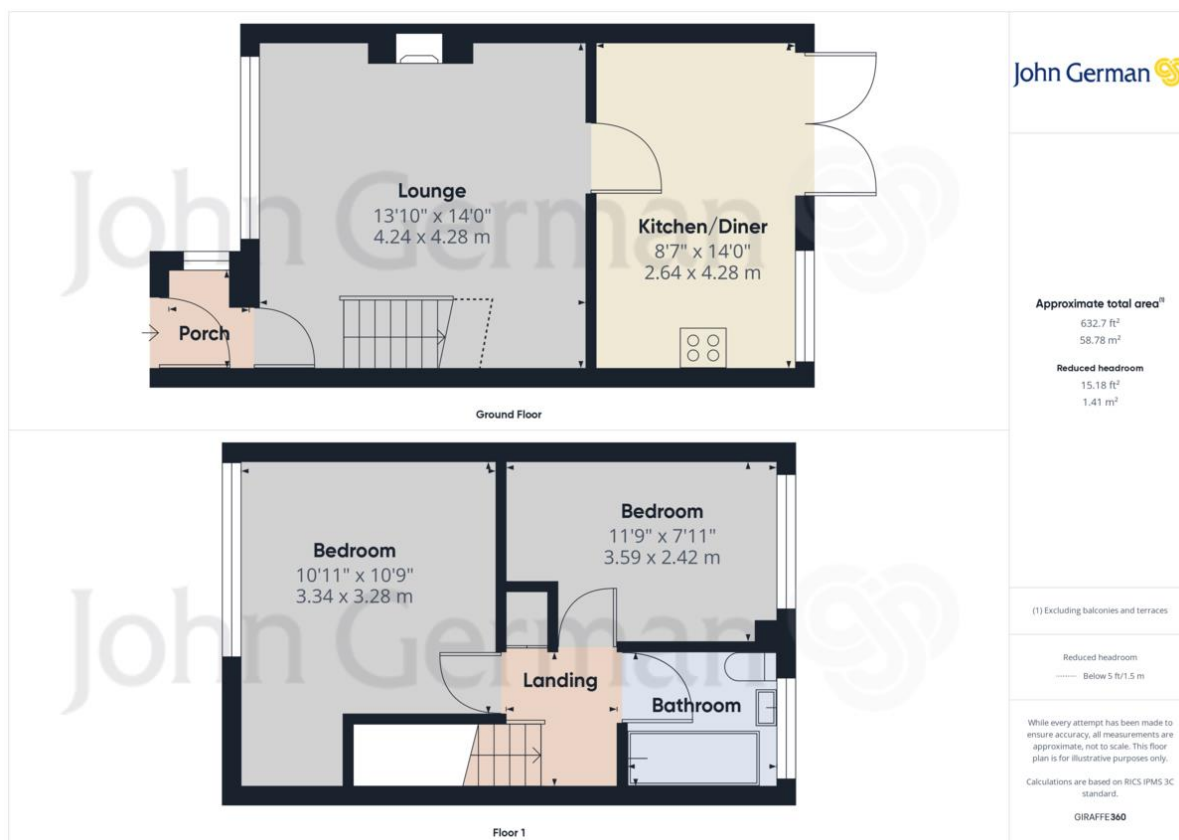
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19092024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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



Agents' Notes

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