# Atherstone Road Loughborough, LE11 2SJ





John German @



A well-presented, spacious and light home, ready to move into, in a highly sought after residential development with extended kitchen/diner, good size south facing rear garden, tandem garage and driveway.

Being sold with no onward chain.

£275,000



This property would make an ideal purchase for professional couples or downsizers.

The property is located within close proximity to a range of local amenities including (but not limited to) supermarkets, sho ps, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling.

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

Accommodation comprises two bedrooms, bathroom, lounge with bow bay window, extended dining kitchen and garden room.

Externally, the property offers a good size south facing rear garden, tandem garage and driveway.

Agents note: The buyer(s) will be required to register the title on completion. Please consult with your conveyancer as to the associated cost.

**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 & garage 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: <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 C

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

www.charnwood.gov.uk
Our Ref: JGA/08102024

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 rote if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













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Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

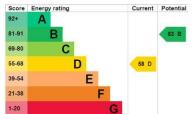
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surveyor. In making that decision, you should know that we receive up to £90 per referral.













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