

Avenue Road

Sileby, Loughborough, LE12 7PG

John German







A modern kitchen with a central island, built-in ovens, a large refrigerator, and a sunroom with a skylight.

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£300,000

A beautifully presented, fully renovated, stylish, open plan home with large south facing rear garden, and parking to front and rear.

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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 (but not limited to); schools, shops, 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, A46 and A6 is excellent.

Accommodation comprises; three bedrooms, family bathroom, ground floor W.C., open plan flowing living incorporating lounge, sunroom and kitchen.

Externally, the property offers a large south facing private rear garden. To the rear of the garden is a hard standing and car port for two vehicles, the frontage offers driveway parking for one vehicle.

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: Driveway and hardstanding

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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

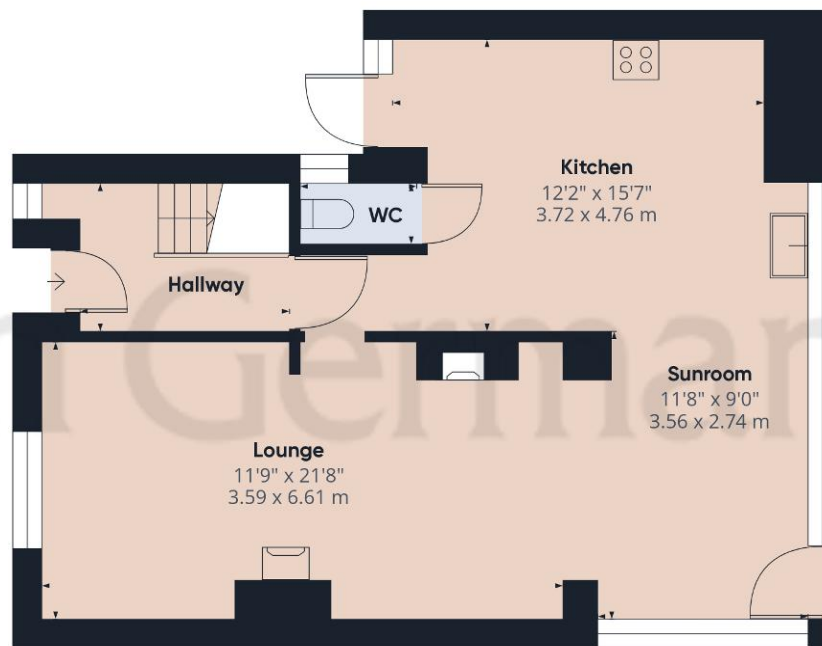
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14102024

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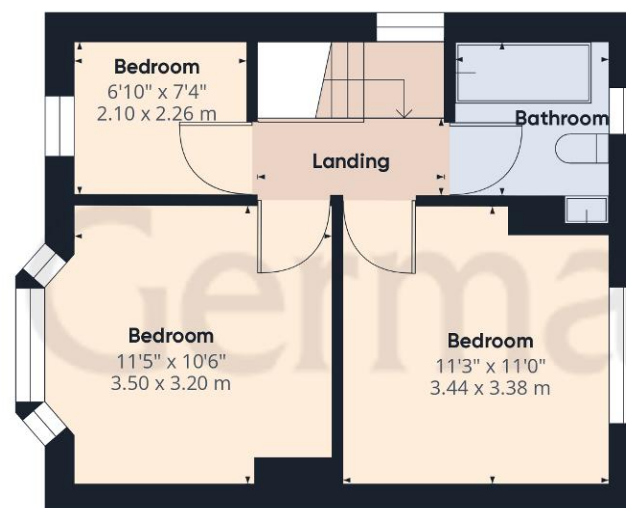


Ground Floor

Approximate total area⁽¹⁾

995.13 ft²

92.45 m²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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