

Braddon Road

Loughborough, LE11 5YZ



A beautifully presented, spacious home with new bathroom, modern kitchen, large conservatory, south facing rear garden, single garage and ample driveway parking, being sold with no onward chain.

£230,000



John German 

This property would make an ideal purchase for first time buyers, professional couples, those wishing to downsize or buy to let investors. The property is currently tenanted however will be sold with vacant possession.

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

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

The double glazed accommodation comprises two double bedrooms, newly fitted family bathroom, lounge, dining room, modern kitchen and a large conservatory.

Externally, the south facing rear garden rear garden is of good size, private and low maintenance. There is a single garage to the rear with shared access to the hard standing parking. The driveway to the front offers parking for 2/3 vehicles.

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:

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Satellite TV and fibre broadband are available to the area.

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

*This information needs to be checked by the buyer's solicitor prior to completion.

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

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

Our Ref: JGA/25102024

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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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