



John German



A well-presented, beautifully proportioned, spacious and much-loved home, in a sought-after residential location with southeast facing rear garden, garage and driveway, being sold with no onward chain.

£280,000

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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, 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 and A6 is excellent.

Accommodation comprises two bedrooms, shower room, lounge with bay window, dining room, kitchen and conservatory. The loft space has been converted to provide further useable space, storage and a W.C.

Externally, the property offers a good size southeast facing rear garden, single garage and large driveway.

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

Agents notes:

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

No building regulations associated with the conversion of the loft space.

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: Mains gas

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

Broadband type: Not currently connected

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

Our Ref: JGA/31012025

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.



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

1216.54 ft²

113.02 m²

Reduced headroom

53.65 ft²

4.98 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket 

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RICS 

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The Property
Ombudsman 

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Loughborough | Stafford | Uttoxeter

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