

Valley Road

Loughborough, LE11 3PX

John German





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Offers In Excess Of £290,000

A well-presented, extended and spacious home, with a wealth of further potential, in a sought-after residential location with a large southwest facing rear garden, converted detached garage and driveway, being sold with no onward chain.

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

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; three bedrooms, family bathroom, lounge, dining room, kitchen and garden room.

Externally, there is a large southwest facing rear garden with patio seating area and mature borders. The single garage has been converted to provide a sitting room/home office and W.C. while the driveway provides ample parking.

Agents note: The garage conversion has not received building regulations sign-off.

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

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 C

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

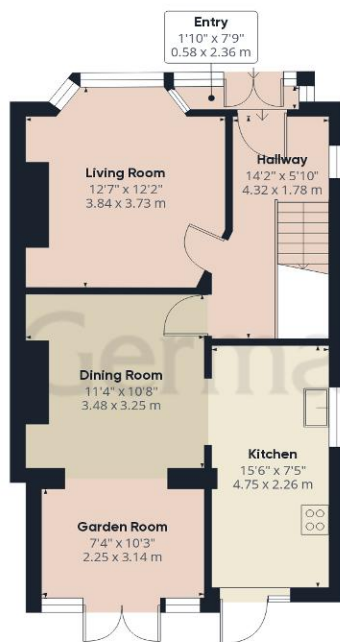
www.charnwood.gov.uk

Our Ref: JGA/06022025

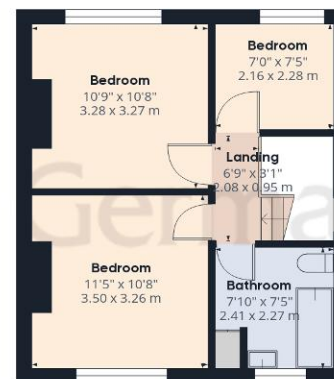
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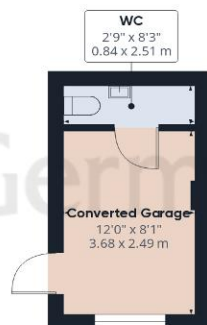




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1032.92 ft²

95.96 m²

(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 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	62 D	
39-54	E		
21-38	F		
1-20	G		



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