



An attractive semi detached property with superbly maintained accommodation with an immaculate private rear garden, plentiful parking and a garage.

£240,000





This property would make an ideal purchase for first time buyers, professional couples, those wishing to downsize or buy to letinvestors.

The property is located within dose 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 and public spaces.

Public transport is 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 and kitchen.

Externally, the private rear garden is of good size and low. There is a single garage to the rear with access via the side of the property. The driveway to the front offers comfortable parking.

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

**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 and garage
Electricity supply: Mains
Water supply: Mains

**Sewerage**: Mains **Heating**: Mains gas

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

Broadband type: Cable

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

Mobile signal/coverage: See Ofcomlink <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: <a href="https://www.gov.uk/govemment/organisations/environment-">www.gov.uk/govemment/organisations/environment-</a>

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Our Ref: JGA/11042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1 st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in a dvance when an offer is a greed and prior to a sales memorandum being issued.













# John German 🧐





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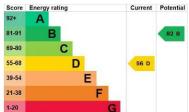
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.













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