### Herrick Road Loughborough, LE11 2BP









# John German 🎯

A delightfully charming and characterful 1920s villa style home, with an array of original features, situated in Loughborough Victoria Street conservation area, with large private garden, off road parking and a wealth of further potential, being sold with no onward chain.

## Offers In Excess Of £300,000



This property would make an ideal purchase for first time buyers, professional couples of families.

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

Public transport well catered for by regular bus and train service; commuter access to the M1 and A46 is excellent.

Accommodation comprises; three bedrooms, family bathroom, lounge, dining room, kitchen and sunroom.

Externally, the garden is of excellent size and offers a wonderful patio to the rear surrounded by mature borders and plantations. The garage is of a good size and offers plentiful storage. To the front, the driveway provides parking for one vehicle while on street parking is easily available for additional vehicles or guests. In addition a side driveway (shared with 15 Herrick Road) gives access to the rear.

Property construction: Standard Parking: Driveway Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

#### Broadband type: TBC

See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> **Mobile signal/coverage**: See Ofcom link <u>https://checker.ofcom.org.uk/</u> **Local Authority/Tax Band**: Charnwood Borough Council / Tax Band C **Useful Websites**: <u>www.gov.uk/government/organisations/environment-agency</u> **Our Ref**: JGA/29052025

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 AML ID 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<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





















#### Agents' Notes

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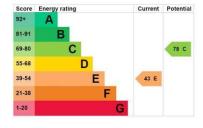
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decision, you should know that we receive up to £90 per referral.







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