Rendell Street Loughborough, LE11 1LL







A spacious and well-proportioned home, located within a highly sought after central location with plenty of amenities on offer, and close to nearby transport links, also with the benefit of freehold solar panels.

Offers In Excess Of £170,000



This property would make an ideal purchase for first time buyers, professional couples, small families, downsizers or investors.

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, Loughborough University, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A6, regular bus service, and Loughborough Railway Station providing links to London & Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; two double bedrooms, family bathroom, lounge, dining room and kitchen.

Externally, the private southwest facing rear garden is of good size, predominantly laid to lawn with brick-built outbuildings offering useful storage. Residents' permit parking is available on the road via Charnwood Borough Council.

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.

Parking: On road Electricity supply: Mains Water supply: Mains Sewerage: Mains

Property construction: Standard

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

Broadband type: Fibre

Heating: Mains gas

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 A

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

Our Ref: JGA11112025

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 1st 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.















John German 🧐





Agents' Notes

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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.





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