

Aspen Avenue

Loughborough, LE11 2NJ



Enjoying a sought-after position on the desirable Forest Side of Loughborough, this three-bedroom semi-detached home offers well-proportioned accommodation, a generous private rear garden, driveway parking and excellent potential for improvement. Requiring a degree of modernisation, the property presents an ideal opportunity for buyers looking to create a home to their own taste in one of the town's most popular residential locations.

Offers Over £190,000



John German

Situated on the ever-popular Forest Side of Loughborough, this traditional three-bedroom semi-detached property occupies an excellent position within easy reach of well-regarded schools, local amenities, scenic woodland walks and Loughborough town centre.

The accommodation begins with an entrance hallway, featuring stairs rising to the first floor and access to the principal reception room. Positioned at the front of the property, the living room provides a bright and comfortable space for everyday living.

To the rear, the dining kitchen overlooks the garden and benefits from a useful understairs storage cupboard, together with French doors opening directly onto the rear patio, creating an ideal connection between the indoor and outdoor spaces. Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom / study and a family bathroom fitted with a white suite comprising a bath with shower over.

Outside, the property enjoys a generous and private rear garden, featuring a patio seating area, an extensive lawn and a useful garden shed. A gated side access leads directly to the driveway, which runs alongside the property and provides convenient off-road parking.

While the property would benefit from a programme of updating and modernisation, it offers excellent scope for buyers to enhance and personalise the accommodation to suit their own requirements. Combining a highly desirable location with excellent outdoor space and fantastic potential, this is an exciting opportunity to acquire a home in one of Loughborough's most established residential areas.

Please note: The property is offered for sale in its current condition and will be sold as seen. Prospective purchasers should be aware that clearance and improvement works may be required. The seller has limited knowledge of the property and is therefore unable to comment on the condition or operation of fixtures, fittings and services. Buyers are advised to rely on their own inspections and surveys.

Please note: The seller has not occupied the property and has limited knowledge of its condition. The property is offered for sale as seen, and prospective purchasers should satisfy themselves as to all aspects of the property before proceeding.

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

AI enhancements may have been used in some photography.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre
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 B

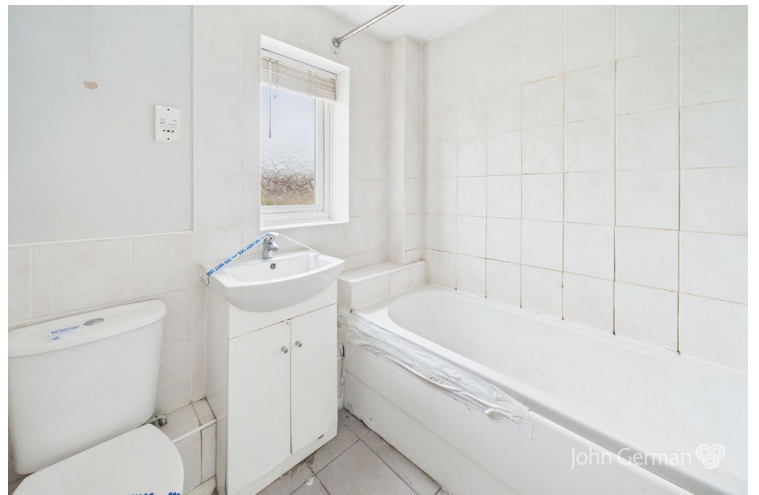
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA03082026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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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.

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