



Make It Your Own or Flip It – The Choice Is Yours!
This semi-detached family home is perfect if you want a “project” to put your own stamp on a property or are looking to buy, refurb and sell.

Offers Over £150,000



John German



A perfect "project" home to put your own stamp on or ideal for those looking to buy, refurb and sell.

It's got three generous bedrooms and a bathroom on the first floor and a large living area that dominates the ground floor. There is scope to have this as a living room and dining area combined so you can still sit down to an evening meal.

You'll want to re-decorate throughout and replace flooring, kitchen, and bathroom, however there is perhaps scope to extend the property (subject to planning) and reconfigure internally.

There's plenty of street parking on the driveway and scope for more given the frontage. To the rear is an extensive garden.

Situated off Park Road in Loughborough, it's handy for the town centre and commuting with good access to the M1 Motorway network and A6 to Leicester. For families, local schools are close by including Outwards Edge Primary.

This property will suit a wide range of purchasers and offers a great "blank canvas" to put your mark on a property. It's priced to gain interest and there's no upward chain, so we are expecting a lot of interest.

Call John German Estate Agents and Letting Agents, Loughborough, to arrange your viewing.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.charnwood.gov.uk

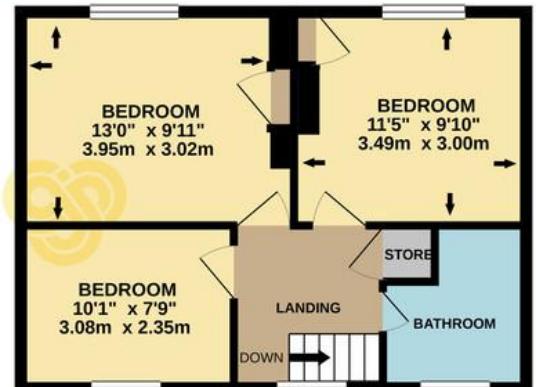
Our Ref: JGA/01112021

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.