

Lilac Close
Loughborough, LE11 2LA



Could this be the ideal first-time purchase? This modern end town house is ready to move into and is the ideal blank canvas, offered with the benefit of no upward chain.

Offers Over £215,000



John German 

Situated off Hazel Road in Loughborough, this modern end town house is ready to move into and is the ideal blank canvas. The current owner has recently installed a new gas central heating boiler and there is plenty of off-road parking to the side of the property and perhaps the potential to build a garage at the end of the garden, subject to planning.

Internally, the property has a spacious living room and kitchen/dining room downstairs while to the first floor are two bedrooms and a white bathroom suite with shower above the bath.

The property is neutrally decorated throughout, has double-glazed windows and is a particularly good example of where the current vendor and tenants have taken great care of it. Alternatively, apart from a first-time purchase or investment buy this would also be the perfect home to downsize to.

To the outside rear is a superb garden with patio area and lawn. It also has the benefit of extra space where a second garden shed sits, this could be the space for that garage.

Locally, the property is close to schools and shops and is within easy reach of Loughborough. Property in this location always attracts interest, we expect demand so please book your tour today.

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/31012022

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

GROUND FLOOR

1ST FLOOR







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German
 8 Forest Road, Loughborough, Leicestershire, LE11 3NP
 01509 239121
 loughborough@johngerman.co.uk

Agents' Notes
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