

New Ashby Road

Loughborough, LE11 4ET



Offered to market with no upward chain and presenting fantastic scope for modernisation, this semi detached family home presents an excellent opportunity for a first time buyer or investor.

Guide Price £220,000



John German

Located just a short distance from Loughborough University and with easy access to the M1, this traditional semi detached property presents excellent scope for modernisation and improvement.

Set back from the road with driveway providing off-road parking and adjacent low maintenance front garden, the front door opens to the hallway with stairs rising to the first floor and doors leading off.

There is a useful guest's cloakroom/WC with a double glazed window to the side aspect.

Opposite, the main lounge has a double glazed window to the front aspect and a focal point fireplace. From here continue through to the dining room having patio doors overlooking the rear garden. This in turn has a door through to the kitchen with original quarry tiled floor, a double glazed window to the rear aspect, storage units and worksurface, inset sink and drainer unit plus a useful under stairs pantry.

A door opens to the side access leading to both the front and rear elevations and access to two useful brick built storage rooms.

To the first floor the landing has doors to the four bedrooms and family shower room. Retaining character features including original doors, the bedrooms are well proportioned with three doubles and a good sized single. All feature double glazed windows with bedroom three benefiting from a dual aspect to both the front and rear.

The family shower room has a white suite comprising enclosed shower cubicle, pedestal hand wash basin and low-level WC.

To the rear is a generously proportioned garden with a good size patio, lawn, planted and maintained borders plus space for a shed and greenhouse.

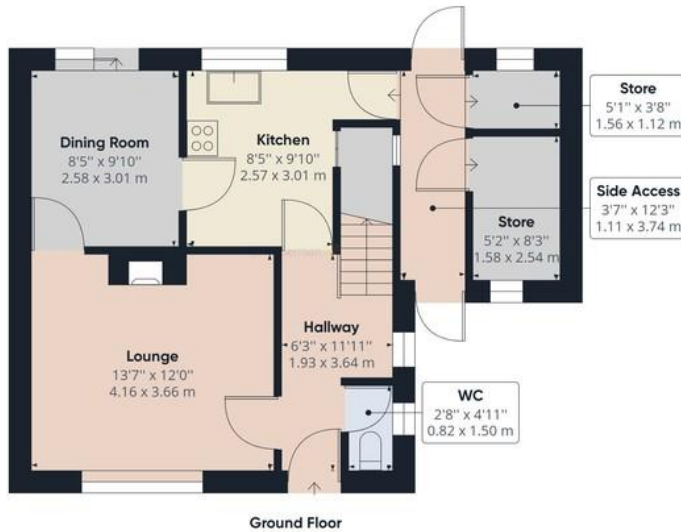
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/24052023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
 1088.95 ft²
 101.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent