

Oliver Road

Loughborough, LE11 2BZ

John German



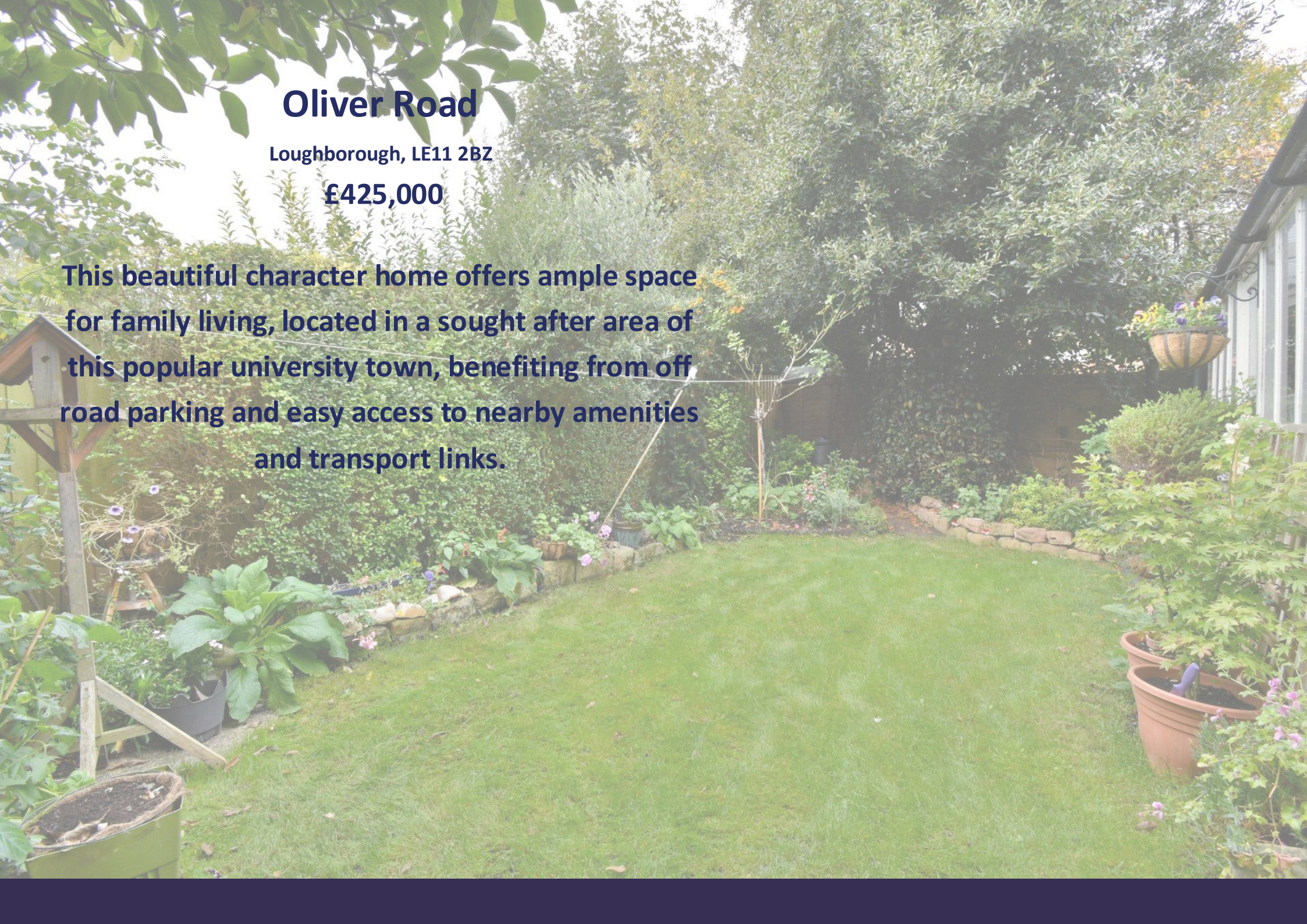


Oliver Road

Loughborough, LE11 2BZ

£425,000

This beautiful character home offers ample space for family living, located in a sought after area of this popular university town, benefiting from off road parking and easy access to nearby amenities and transport links.



Enjoying a fantastic location in the heart of Loughborough and within the conservation area, this charming and characterful property is set out over three floors, offering ample space for family living and with easy access to the town's amenities.

Set back from the road with a carport offering sheltered parking, the mature frontage offers privacy.

The front door opens to the spacious hallway, with a charming quarry tiled floor, stairs rising to the first floor and doors to the downstairs rooms.

To the front, the first of the two reception rooms is the impressively sized lounge, with a beautiful marble fireplace framing the wood burning stove and offering a focal point to the room. The large window to the front retains much of its original character, in addition to a ceiling rose and coving.

Continuing through, the second reception room offers potential for a variety of uses, currently utilised as a dining room, it features patio doors which open to the rear garden.

Having been refitted, the kitchen incorporates both eye and base level storage units with work surface over, with an inset stainless steel sink and drainer unit, along with appliance space for a freestanding oven and undercounter dishwasher. This leads through to the rear lobby, with appliance space and plumbing for a washing machine.

There is also a useful downstairs shower room, having an enclosed shower cubicle, WC and sink.

Completing the downstairs is the conservatory, which extends along the rear of the property giving access to the workshop/shed and also providing a useful storage space.

To the first floor there are the three of the five bedrooms, all of which are doubles and with bedroom one being particularly impressive, spanning the width of the property to the front aspect and having two windows looking out.

These are serviced by the refitted shower room. With tiling to the floor and part tiling to the walls, the suite comprises an enclosed shower cubicle, low level WC, pedestal hand wash basin and heated towel rail.

Heading up to the second floor, there are two further double bedrooms and a WC. Both of the bedrooms to this floor offer excellent proportions with one also having the benefit of a walk in wardrobe/storage.

Externally, the private rear garden incorporates both a patio and lawn, along with a variety of planted and mature borders. Gated access leads through to the car port.

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.

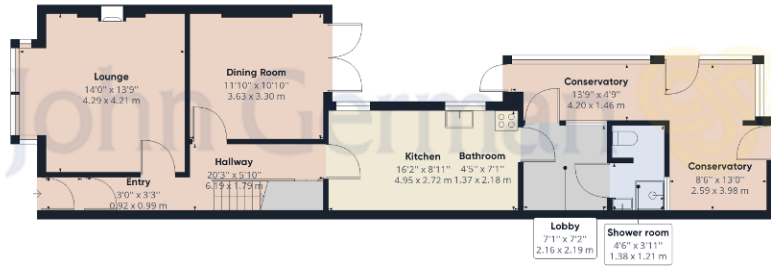
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24102023

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



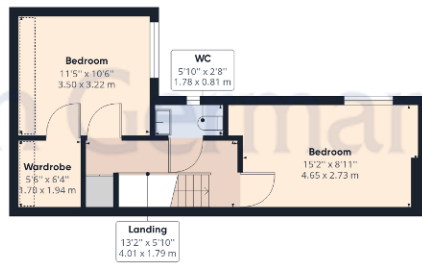




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1777.49 ft²


165.13 m²

Reduced headroom

23.68 ft²

2.20 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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