

Rendell Street

Loughborough, , LE11 1LJ



Offered to market with no upward chain and with a rear garden offering views out over the canal, this traditional property presents an ideal opportunity for first time buyer or investor.

Offers in Excess of £175,000



John German

Offering an excellent opportunity for first time buyer or investor, this traditional mid terraced property is positioned within the university town of Loughborough, providing easy access to the town's amenities as well as transport links including the train station.

The property itself consists of two reception rooms, the first of which has a characterful brick fireplace providing a focal point, with a double glazed window to the front.

Continuing through - passing the useful under stairs storage cupboard – there is another reception room, with a window to the rear and stairs giving access up to the first floor. It provides another seating area, with access through to the kitchen.

The kitchen has a comprehensive range of storage cupboards and work surface with appliance space and an inset Belfast sink. A double glazed window looks out to the side with an adjacent door opening to the garden.

To the first floor, the property has two double bedrooms. The main of which is to the front aspect, having a double glazed window and central heating radiator beneath. The second is another well proportioned double, including over stairs storage.

Having been smartly refitted, the bathroom enjoys a suite hosting both a shower and separate shower cubicle, as well as a pedestal hand wash basin, low level WC and airing cupboard.

The rear garden has been landscaped to include raised borders, with a block paved path working its way down towards a seating area at the rear boundary, overlooking the canal. This presents a fantastic and peaceful spot to sit and enjoy warm summer evenings.

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

Property construction: Brick

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 A

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

Our Ref: JGA/04042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	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

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