## Wharncliffe Road

Loughborough, LE11 1SN







A well-presented, extended, spacious and light home in a sought-after central location. This property on Wharncliffe Road would make an ideal purchase for first time buyers, professional couples, families or investors (previous rental income £750pcm in Dec 2022).

£185,000



The property is within dose proximity to a range of amenities such as schools, supermarkets, shops, boutiques, pubs and restaurants are plentiful within the town.

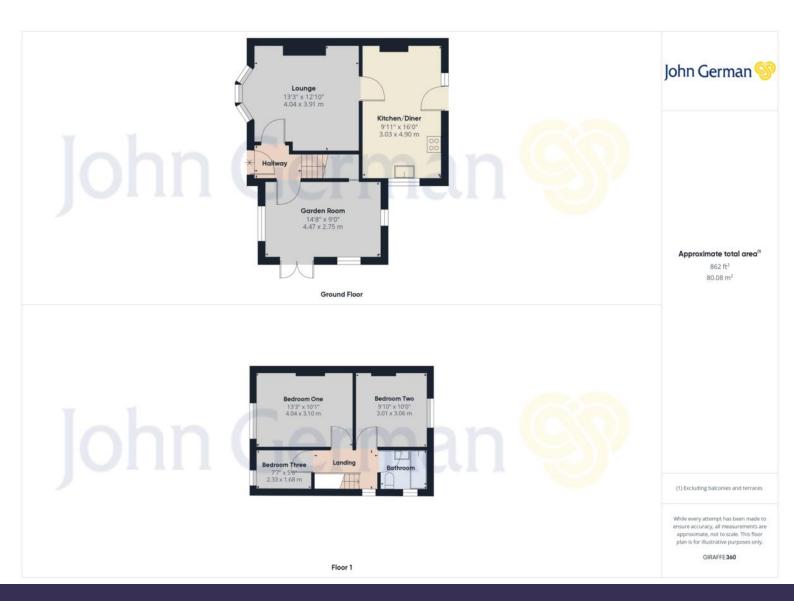
Public transport well catered for by regular bus and train service while commuter access to the M1 and A6 is excellent.

Accommodation comprises three bedrooms, family bathroom, lounge, garden room, and kitchen/diner.

Externally, the garden is of good size and provides a block paved drive, accessed via double gated entry to the side of the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Standard Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas (boiler serviced April 24) (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 B Useful Websites: www.gov.uk/govemment/organisations/environment-agency www.chamwood.gov.uk Our Ref: JGA/24062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further darification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













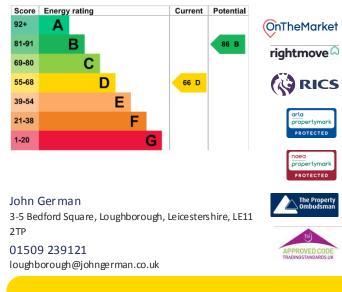


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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