



A beautifully presented, spacious and light home which has been modernised throughout, offered to the market with no onward chain.

£300,000





This property would make an ideal purchase for those wishing to downsize, professional couples or small families.

The property is located within close proximity to a wide range of local amenities including (but not limited to); schools, su permarkets shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks.

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

Accommodation comprises; three double bedrooms (one ground floor), ground floor bathroom, lounge and open plan kitchen/dining room.

Storage around the property is ample and well provided for, with a great combination of eaves cupboards, in -build storage cupboards and fitted wardrobes.

Externally, there is a good size, low maintenance, private rear garden, single garage and gated driveway, accessed via Priory Road.

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

Property construction: Standard

Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas

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

Broadb and 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 C

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

www.charnwood.gov.uk
Our Ref: JGA/05072024

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John German 🧐





Agents' Notes
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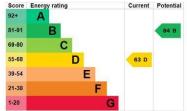
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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11

01509 239121

loughborough@johngerman.co.uk





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