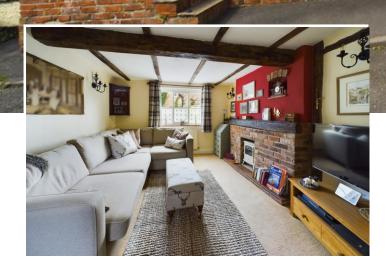
# Church Street Shepshed, Loughborough, LE12 9RH







A beautifully presented, characterful Grade II listed home, with sympathetically modern interior, lovely courtyard garden, cellar and laundry room, in a sought-after, central residential location.

# Offers In Excess Of £250,000



This property would make an ideal purchase for first time buyers, 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, supermarkets 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; two double bedrooms, single bedroom/office, family bathroom, lounge, dining room, kitchen and cellar. The current owners have recently renewed the double glazing to the property in line with current planning regulations.

Externally, there is a delightful courtyard garden leading to an incredibly handy laundry room, which could also be used as a home office/gym.

Agents note: This property is within a conservation area. Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Standard Parking: Off road parking and a brick garage (in block of 4) Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability). Broadband type: TBC See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Charnwood Borough Council / Tax Band B Useful Websites:

www.gov.uk/government/organisations/environment-agency Our Ref: JGA05072024

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 clarification, 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

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, hone 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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### John German

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

01509 239121 loughborough@johngerman.co.uk

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