



A well-presented, recently decorated, spacious home with a wealth of further potential, private rear garden, conservatory, single garage and driveway, being sold with no onward chain.

Offers In Excess Of £230,000





This property would make an ideal purchase for first time buyers, professional couples, those wishing to downsize or buy to let investors.

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

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

Accommodation comprises two double bedrooms, shower room, lounge, dining room, kitchen, conservatory and ground floor W.C.

Externally, the private rear garden is of good size and low maintenance. There is a single garage, and the driveway offers comfortable parking. The property also has the benefit of solar panels.

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

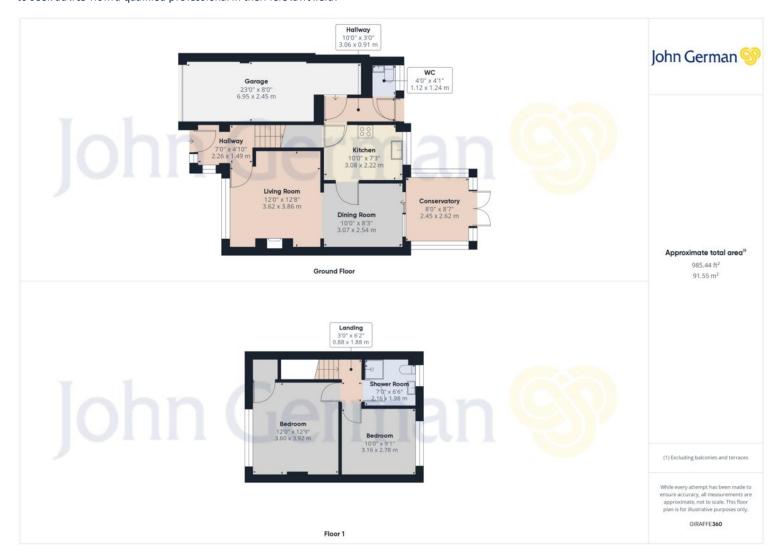
(Purchasers are advised to satisfy themselves as to their suitability).

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/22072024

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.













John German 🧐





Agents' Notes
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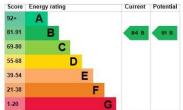
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Money Limited.

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