

Braddon Road  
Loughborough, LE11 5YY



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

John German

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 close proximity to a wide range of local amenities including (but not limited to) supermarkets, shops, boutiques, pubs and restaurants. 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:** Charmwood Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.chamwood.gov.uk](http://www.chamwood.gov.uk)

**Our Ref:** JGA/22072024

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Ground Floor



Floor 1

John German 

Approximate total area<sup>(1)</sup>  
985.44 ft<sup>2</sup>  
91.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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