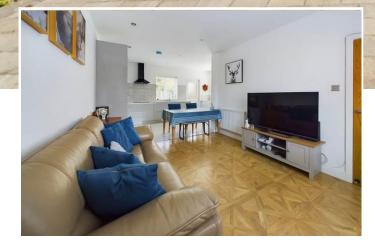
Cartwright Street

Loughborough, LE11 1JW





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Recently refurbished to an incredibly high standard, in a convenient central location, being sold with no onward chain.

I

Offers in excess of £230,000



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

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

Accommodation comprises; three bedrooms (two double), shower room and open plan lounge/kitchen/dining room.

Externally, the property offers a fantastic size rear garden with patio seating a rea and large lawn. The frontage offers a block paved drive while on street parking is also available via permit.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

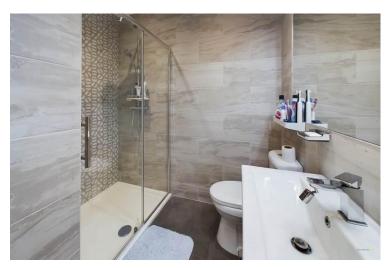
Property construction: StandardParking: Drive waycalElectricity supply: Mainsjues,
ngandWater supply: MainsSewerage: MainsileHeating: Gas (new A Grade boiler)
(Purchasers are advised to satisfy themselves as to their suitability).roomBroadband type: Cable
See Ofcom link for speed: https://checker.ofcom.org.uk/whileLocal Authority/Tax Band: Charnwood Borough Coundi / Tax Band B
Useful Websites: https://www.gov.uk/govemment/organisations/environment-agencyo theFlood risk: High
Our Ref: JGA/02082024

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



















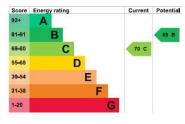
Agents' Notes

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. Whist we endeavour to make our siales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and well be pleased to theck the information for you particularly if contemplating travelling 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal



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