

Abberton Way  
Loughborough, LE11 4NX



A well-presented home with south facing rear garden, in a convenient location with excellent transport links, being sold with vacant possession and no onward chain.

Offers over £200,000



John German

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

The property is located within close proximity to a wide range of local amenities including (but not limited to) schools, supermarkets, shops, boutiques, pu bs 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), family bathroom, lounge and open plan kitchen/dining room.

Externally, the property offers a good size south facing, private rear garden with patio seating area. The frontage offers a tandem driveway for up to three vehicles.

**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:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Cable - 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/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/05082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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