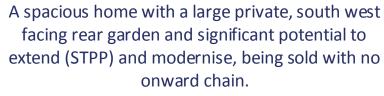
Garendon Close

Shepshed, Loughborough, LE12 9NT







£225,000





This property would make an ideal purchase for first time buyers, professional couples or 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; three bedrooms, family bathroom, large lounge/dining room, kitchen and conservatory.

Externally, the property is situated on a fantastic size, south west facing plot. To the front, there is a car port and driveway.

To view this property, please contact John German Loughborough office.

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).

 Broadb and type :

 See Ofcom link for speed: https://checker.ofcom.org.uk/

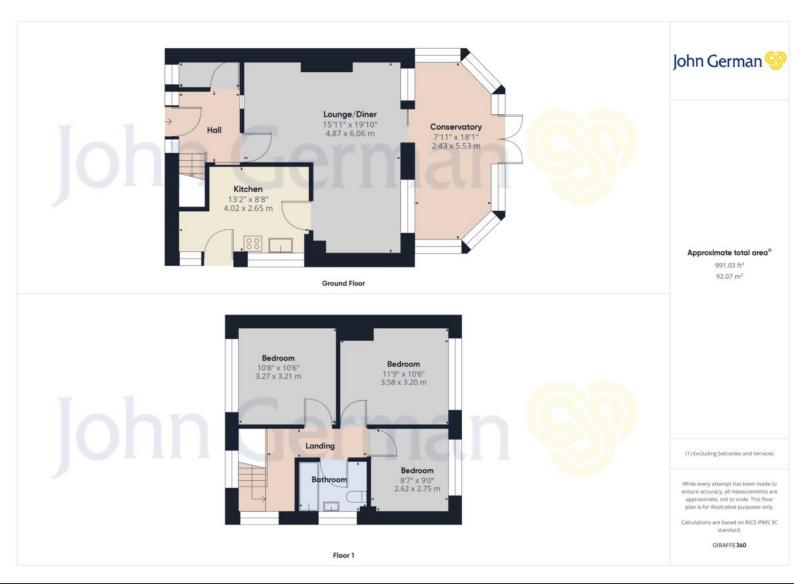
 Mobile signal/coverage :
 See Ofcom link

 https://checker.ofcom.org.uk/
 Local Authority/Tax Band: Charnwood Borough Council / Tax Band

Useful Websites:

www.gov.uk/government/organisations/environment-agency Our Ref: JGA/22082024

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.









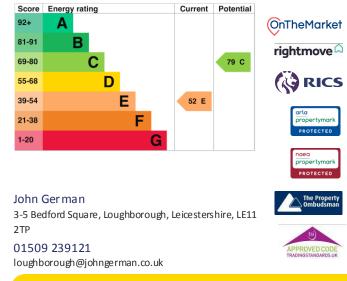


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 More relief. Money Limited

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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