

Cleveland Road  
Loughborough, LE11 2SP



John German 



A well-proportioned, spacious home in a highly sought after residential location with a private rear garden, single garage and driveway, being sold with no onward chain.

£290,000



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This property would make an ideal purchase for professional couples or downsizers. The property is located within close proximity to a 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.

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

Accommodation comprises; three double bedrooms (one currently used as a dining room), lounge, breakfast kitchen, conservatory, shower room and separate W.C.

Externally, the property offers a well sized private rear garden, single garage and driveway which provides ample parking for several 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:** Fibre

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 D

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

**Our Ref:** JGA/03092024

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Approximate total area<sup>(1)</sup>

1045.18 ft<sup>2</sup>  
97.1 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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 RICS

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 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

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#### Agents' Notes

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