Cleveland Road Loughborough, LE11 2SP





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





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

Our Ref: JGA/03092024

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.

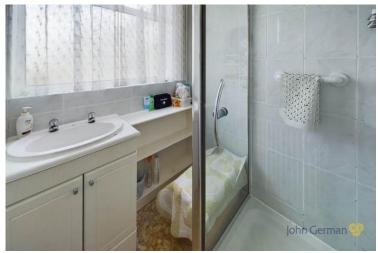












John German 🧐





Agents' Notes
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