

Elm Avenue

East Leake, Loughborough, LE12 6QJ



A spacious and light home, in good condition throughout with private rear garden, summerhouse and good size driveway, being sold with no onward chain.



Offers in excess of £190,000

John German 

This property would make an ideal purchase for first time buyers, professional couples, families or investors.

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, A46 and A6 is excellent.

Accommodation comprises; three bedrooms, family bathroom, lounge, dining room, kitchen, utility room and ground floor W.C.

Externally, the garden is of good size, private and low maintenance and also offers a large summerhouse. The driveway to the front provides ample parking.

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: Non-Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband 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: Rushcliffe Borough Council / Tax Band B

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA0030924

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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 with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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