## Roundhill Way Loughborough, LE11 4WB







A well-presented, deceptively spacious home with an incredibly private, south facing rear garden, off road parking and garage en-bloc being sold with no onward chain.

John German

# Offers In Excess Of £190,000



This property would make an ideal purchase for first time buyers or those wishing to downsize. The property unusually benefits from additionally having a grassy communal area, and is within walking distance of the University.

The property is located on the outskirts of Loughborough however within easy reach of local amenities such as supermarkets, convenience stores, pubs and restaurants.

Public transport well catered for by regular bus service (stops only a short walk away) and Loughborough Train Station (approx. 3 miles or a 12 minute drive away) while commuter access to the M1 and A6 is excellent.

Accommodation comprises; two double bedrooms both overlooking the rear garden the main bedroom having fitted wardrobes, bathroom with shower overhead, large lounge/dining room and kitchen.

Externally, the property offers an incredibly private south facing rear garden with, single garage en-bloc and allocated 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: StandardParking: Off road parking and garageElectricity supply: MainsWater supply: MainsSewerage: MainsHeating: Gas(Purchasers are advised to satisfy themselves as to their suitability).Broadband type: CableSee Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>Local Authority/Tax Band: Charnwood Borough Council / Tax Band BUseful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>Our Ref: JGA/11092024

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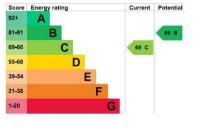
#### Agents' Notes

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 oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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, hone 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.

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