

Roundhill Way

Loughborough, LE11 4WB




John German 



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Previously a two double bedroom home, this three bedroom, well-presented, extended property is brought to the market with no onward chain and would make an ideal purchase for first time buyers, professional couples or landlords.



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Asking Price Of £190,000

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The property is located on the outskirts of Loughborough however within easy reach of local amenities such as supermarkets, convenience stores, pubs and restaurants. It also benefits from being within walking distance of Loughborough University and the local secondary schools.

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 three bedrooms, one of which could be used as a home office, family bathroom, kitchen and lounge with full width extension creating a light and bright dining space.

Externally, the property offers a well sized south facing, low maintenance rear garden 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: Standard

Parking: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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: Charnwood Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

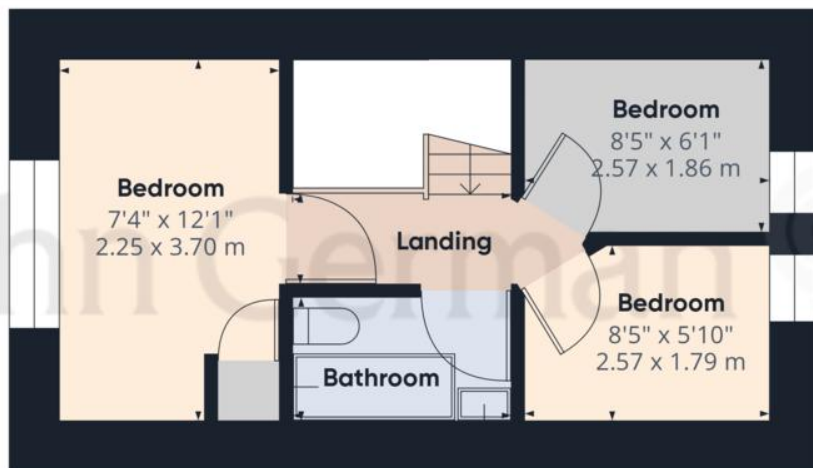
www.charnwood.gov.uk

Our Ref: JGA/01102024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

581.47 ft²
54.02 m²

Reduced headroom

11.52 ft²
1.07 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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