

# Hazel Road

Loughborough, LE11 2JQ



A well-presented, spacious and light home with an excellent size southwest facing rear garden, ready to move into. Being sold with no onward chain.

£230,000

John German 

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 two bedrooms, bathroom, lounge/dining room and kitchen.

Externally, the property offers an excellent size southwest facing rear garden and driveway.

**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:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

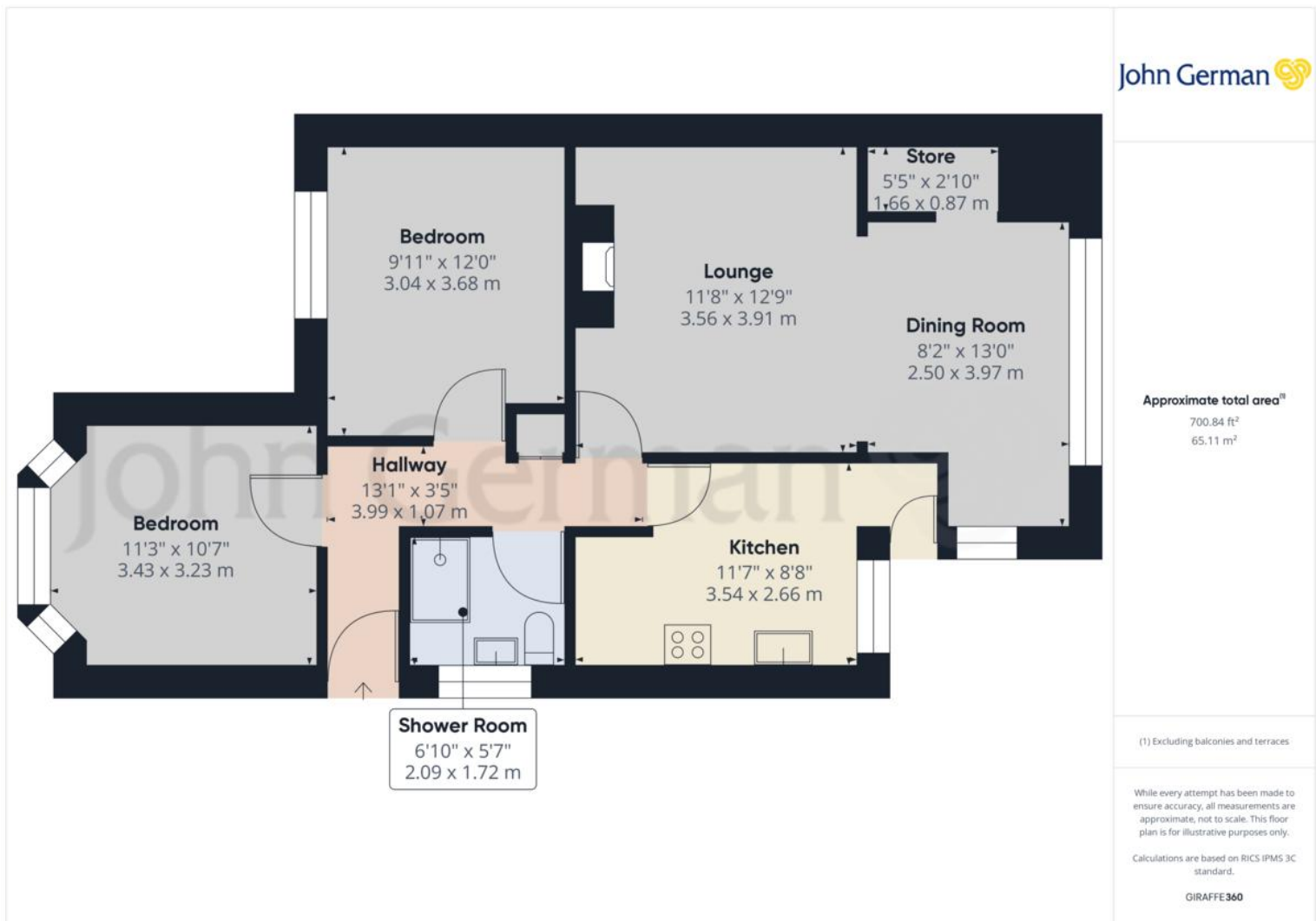
**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C

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

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/09102024

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Score	Energy rating	Current	Potential
32+	A		
31-31	B		BB B
63-30	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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