

# Roundhill Way

Loughborough, LE11 4WB



A beautifully presented, recently refurbished home with private rear garden, single garage and allocated parking, brought to the market with no onward chain.

**£175,000**



**John German** 

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

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, family bathroom, lounge/diner and kitchen.

Externally, the property offers a well sized private rear garden, single garage 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:** TBC

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

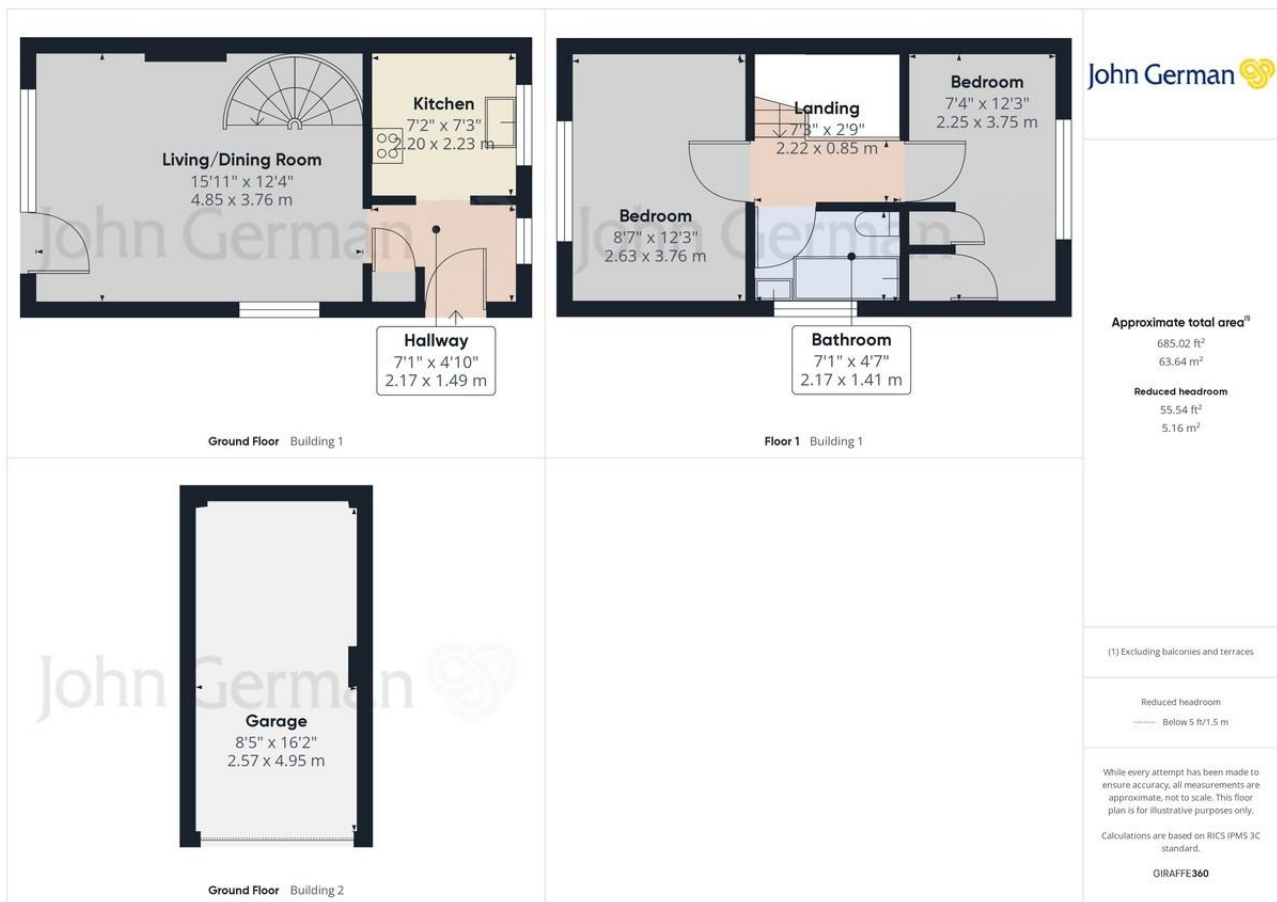
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA22102024

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



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#### Agents' Notes

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Loughborough | Stafford | Uttoxeter

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