

Tiverton Road

Loughborough, LE11 2RU



This well-presented traditional semi detached home lies in a mature and popular forest side setting close to many amenities. The Woodbrook Vale School is only a short walking distance away as well as the popular Outwoods walks.

£270,000



John German

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

The property is located within close proximity to a range of amenities including schools, Loughborough University, supermarkets, shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus and train service; commuter access to the M1 and A6 is excellent.

Accommodation comprises three bedrooms, family bathroom, open plan lounge/dining room, kitchen and porch.

Externally, the garden is of good size, and very private with a patio seating area and grass area. There is a single garage and the driveway offers comfortable 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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Cable - 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

Our Ref: JGA/29012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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