



John German



A delightfully charming and characterful 1920s villa style home, with an array of original features, situated in Loughborough Victoria Street conservation area, with large private garden, off road parking and a wealth of further potential, being sold with no onward chain.

£300,000



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

The property is located within close proximity to a wide range of local amenities including (but not limited to); Loughborough Schools Foundation, supermarkets, shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling in the nearby public parks.

Public transport well catered for by regular bus and train service; commuter access to the M1 and A46 is excellent.

Accommodation comprises; three bedrooms, family bathroom, lounge, dining room, kitchen and sunroom.

Externally, the garden is of excellent size and offers a wonderful patio to the rear surrounded by mature borders and plantations. The garage is of a good size and offers plentiful storage. To the front, the driveway provides parking for one vehicle while on street parking is easily available for additional vehicles or guests. In addition a side driveway (shared with 15 Herrick Road) gives access to the rear.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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)

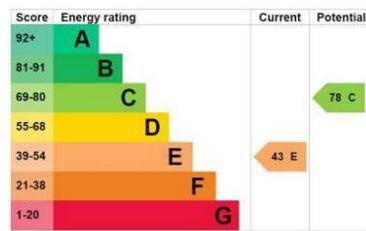
**Our Ref:** JGA/29052025

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#### Agents' Notes

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