

Durrell Close

Loughborough, LE11 5FA

John
German



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£135,000

A charming one-bedroom home offered with no onward chain, providing a perfect opportunity for first-time buyers or landlords. The property benefits from a single garage and a front garden, combining convenience with a manageable, low-maintenance layout.

This wonderful home would make a perfect purchase for first time buyers, those wishing to downsize or landlords.

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A6, regular bus service, and Loughborough Railway Station providing links to London and Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; one bedroom, family bathroom, lounge and kitchen.

Externally, the property features a front garden predominantly laid to lawn, offering a pleasant outlook over the cul-de-sac. The single garage, located a short walk away, provides secure storage or recreational usage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property Construction: Standard

Parking: Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Storage & Gas Fire

(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 A

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

Our Ref: JGA/17022026







The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

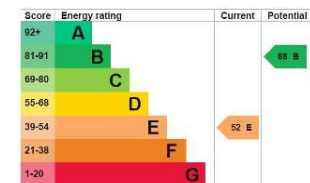
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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