



**DRAFT DETAILS**

**105 ASHBY ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 3AB.**



**PRICE: £294,950**

Situated within walking distance of the town centre, this premises is currently used as offices space comprising of three offices to the ground floor with kitchen area and cellar. To the first floor there are a further four rooms with ladies WC and separate bathroom. On the second floor, there are further two rooms and a storage cupboard. A small courtyard area to the front and off road parking for approximately 5 vehicles to the rear with brick built storage and further WC. Benefitting from cabling required to run the premises as an office. The property must be viewed to appreciate this space and location on offer. Energy Rating F.

**THINKING OF SELLING?**

**For a FREE VALUATION of your property without obligation  
RING FRECKELTONS on 01509 214564**

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE PORCH:** Ornate door and leaded top light leading through to: -

**ENTRANCE HALL:** Ornate banister and staircase rising up to the first floor accommodation. Central heating radiator. Ceiling downlight. Door to cellar and further internal doors to: -

**ROOM 1:** 4.39m x 4.29m (14' 5'' x 14' 1'') Two windows to the front elevation. Ceiling downlight. Central heating radiator. Fireplace.

**ROOM 2:** 4.29m x 4.22m (14' 1'' x 13' 10'') Window to the rear elevation. Ceiling downlight. Central heating radiator. Fireplace.

**ROOM 3:** 3.71m x 2.82m (12' 2'' x 9' 3'') Window to the side elevation. Ceiling downlight. Central heating radiator. Archway through to: -

**KITCHEN:** Base units with worksurface. Inset stainless steel sink and size drainer. Ceiling striplight. Space for oven and fridge. Central heating radiator. Security door to the side leading to the rear.

**FIRST FLOOR LANDING:** Ceiling downlight. Central heating radiator. Staircase rising off to the **SECOND FLOOR** and doors through to: -

**ROOM 4:** 4.39m x 4.27m (14' 5'' x 14' 0'') Two windows to the front elevation. Ceiling downlights. Central heating.

**ROOM 5:** 4.32m x 4.24m (14' 2'' x 13' 11'') Window to the rear elevation. Ceiling downlight. Central heating radiator.

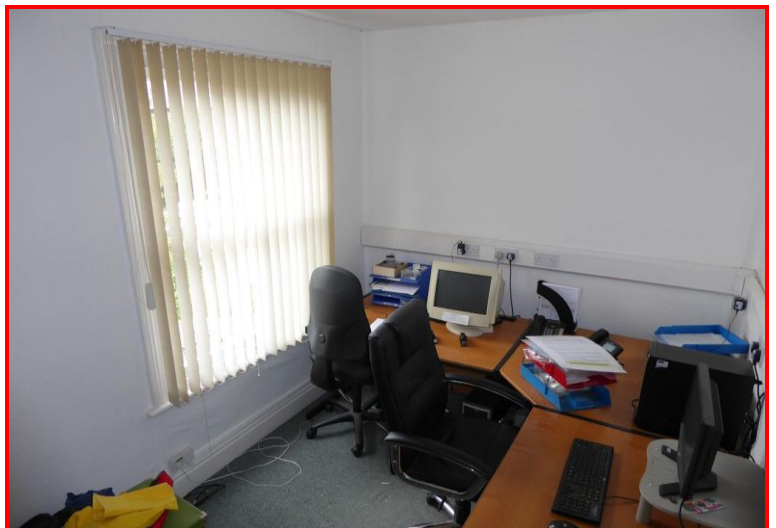
**ROOM 6:** 2.64m x 3.71m (8' 8'' x 12' 2'') Window to the rear elevation. Ceiling downlight. Central heating radiator.

**ROOM 7:** 1.8m x 2.01m (5' 11'' x 6' 7'') Walk-in bay window to the front elevation. Ceiling light point.

**LADIES WC:** WC. Window to the side elevation. Ceiling light point.

**BATHROOM:** Comprises of a bath and wash hand basin. Central heating boiler in cupboard. Window to the side elevation. Full height tiling to all walls.

**SECOND FLOOR LANDING:** Skylight to the rear elevation. Ceiling light point. Doors to:-





**ROOM 8:** 4.29m x 4.04m (14' 1'' x 13' 3'') These are maximum measurements and do not include sloping pitch ceilings to parts of this room. Window to the front elevation. Ceiling light point. Central heating radiator.

**ROOM 9:** 3.89m x 3.07m (12' 9'' x 10' 1'') These are maximum measurements and do not include sloping pitch ceilings to parts of this room. Window to the rear elevation. Ceiling light point. Central heating radiator.

**OUTSIDE:** To the front, there is a small forecourt garden with brick walling and hedging forming the perimeter. A timber door leads through to the entrance porch. To the rear, there is off road parking for approximately 5 vehicles accessed via Storer Road. There is also a large storage room with double garage doors to the front. This also houses a WC.

**DIRECTIONS:** From our office, proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights, turn right onto Southfield Road. Following the road around as signposted for the town centre and follow the road around onto Forest Road. Move over into the left hand lane and at the traffic lights turn left onto Browns Lane. Follow the road around onto Williams Street and at the T-Junction traffic lights opposite Sainsburys, turn left onto Ashby Road. Proceed along Ashby Road for a short distance where Number 105 can be identified on the right hand side by our 'For Sale' board.

**SERVICES:** All services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING:** Strictly by prior appointment through ourselves.

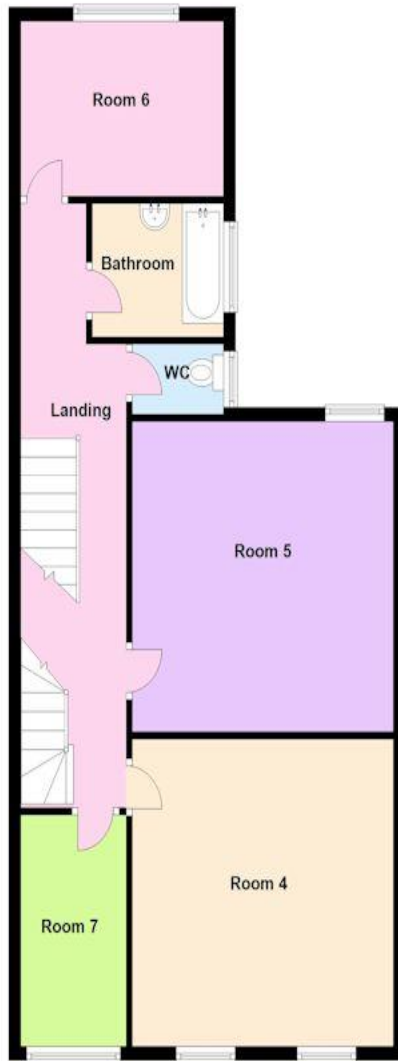
**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on 24<sup>th</sup> August 2017. We are members of The Property Ombudsman scheme.



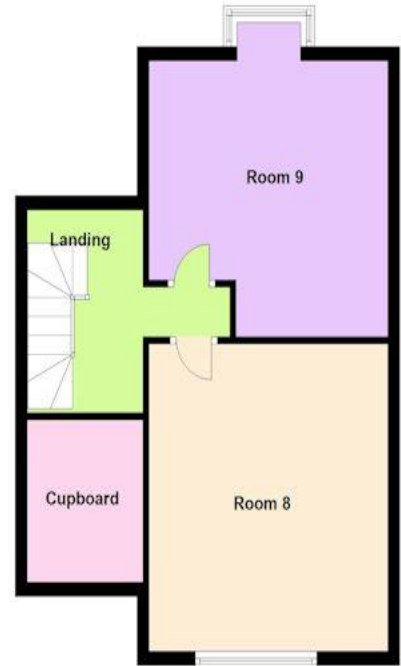
Ground Floor



First Floor



Second Floor



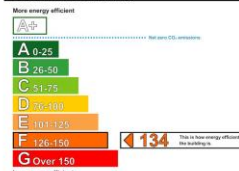
## Energy Performance Certificate

HM Government

Non-Domestic Building  
105, Ashby Road  
Loughborough  
LE11 3ABCertificate Reference Number:  
9331-3953-0135-0710-0421

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document 'Energy Performance Certificates for the construction, sale and let of non-domestic buildings' available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating



## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 229  
Building complexity (PAG level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 90.91  
Primary energy use (kWh/m<sup>2</sup> per year): 533.03

## Benchmarks

Buildings similar to this one could have ratings as follows:  
26 if newly built  
75 if typical of the existing stock