



DRAFT DETAILS

**65 BRADDON ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 5YY**



PRICE: £169,950

Situated within close proximity to Robert Bakewell School. This three bedroom semi-detached property sits on a spacious spot with large driveway to the front and a good sized garden to the rear. Property offers scope for extension subject to relevant permissions and further improvements. Offers accommodation to include an entrance hall with lounge and open plan diner, fitted kitchen, three bedrooms to first floor with built-in wardrobe to the master. Family bathroom including, three piece suite and separate W.C and wash hand basin. As well as local schools the property is within an easy reach of Loughborough town centre and local centres of employment as well as giving easy access to Leicester, Nottingham and Derby. Energy rating D.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: UPVC double-glazed front door. Central heating radiator. Understairs cupboard and staircase rising up to the first floor accommodation. Ceiling light point. Door to lounge area. Stairs leading off to the first floor.

LOUNGE/ DINER: 6.96m x 3.53m max (Minimising to 2.67m) (22'10" x 11' 7" max (Minimising to 8'9")). UPVC double-glazed window to the front and rear elevation. Two ceiling light points. Two central heating radiators. Feature fireplace with timber mantle. Stone TV stand. Entry into: -



KITCHEN: 2.9m x 2.69m (9'6" x 8'10") Having matching base and eye level units. Inset one and half bowl sink and side drainer. Space and plumbing for washing machine. UPVC double-glazed door to the side. Ceiling strip light. Central heating radiator. Central heating combi boiler.



LANDING: Ceiling light point. UPVC double-glazed window to side elevation. Loft access hatch.

BEDROOM 1: 3.48m x 2.31m (11'5" x 7'7") minimum. UPVC double-glazed window to the front elevation. Ceiling light point. Built-in wardrobes.



BEDROOM 2: 3.25m x 2.79m (10'8" x 9'2") Ceiling light point. Central heating radiator. UPVC double-glazed window to the rear elevation.

BEDROOM 3: 2.74m x 2.44m (8'0" x 8'0") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in cabin style bed with storage under.

BATHROOM: With panelled bath with shower attachment over, WC and wash hand basin. Ceiling light point. Double-glazed window to the rear elevation.



SEPARATE WC: Comprising of a WC and wash hand basin. Light point. UPVC double-glazed window to the rear elevation.

OUTSIDE: The front has a long driveway providing off-road parking for several vehicles and further lawn to the right hand side. Gated access leads down the side of the property to the rear garden, which has slabbed patio area to the immediate rear of the property, with the rest of the garden being laid to lawn with planting borders to the side. Hardstanding for timber store. The garden is enclosed by a panel fencing.

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 i.e. 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 23/01/2018. We are members of The Property Ombudsman scheme.





Total area: approx. 77.7 sq. metres (835.9 sq. feet)

Energy Performance Certificate

65, Braddon Road, LOUGHBOROUGH, LE11 5YF
 Dwelling type: Semi-detached house
 Date of assessment: 26 January 2018
 Date of certificate: 26 January 2018
 Reference number: 2708-2052-0208-0918-5024
 Type of assessment: RSBAP existing dwelling
 Total floor area: 75 m²

Use this document for:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,727
Over 3 years you could save	£ 507

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 2,247 over 3 years	£ 1,921 over 3 years	
Hot Water	£ 306 over 3 years	£ 225 over 3 years	
Totals	£ 2,727	£ 2,220	You could save £ 507 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower heating costs
 (A) (B) (C) (D) (E) (F) (G)
 Not energy efficient - higher heating costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 111
2 Heating controls (room thermostat and TRVs)	£200 - £400	£ 315
3 Solar water heating	£4,000 - £5,000	£ 81

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants (calculator) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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