



DRAFT DETAILS

**5 HOLBEIN CLOSE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1PS**



PRICE: £124,950

Situated within close proximity of the town centre and the Great Central Railway, this two bedroom end-townhouse would suit a First Time Buyer or those looking for a Buy To Let investment market. With garden to the front and rear where the property's off street parking is located. In brief the property comprises of entrance hall with stairs rising to the first floor accommodation, kitchen to the left. Door through to the lounge diner with door and window overlooking the rear garden and access to under stair storage. To the first floor there are two bedrooms, further additional built in storage and family bathroom. The property also benefits of its own solar panels. Energy Rate D (prior to solar panels being installed).

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Central heating thermostat control. Open archway to the: -

KITCHEN: 2.79m x 1.68m (9' 2" x 5' 6") Comprises of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer and mixer tap over. Space and plumbing for an automatic washing machine. Space for a free standing cooker and space for a under counter fridge/freezer. UPVC double-glazed window to the front elevation. Ceiling strip light. Wall mounted Worcester Bosch central heating boiler.

LOUNGE: 4.42m x 3.58m (14' 6" x 11' 9") Feature fireplace. Door to understairs storage. Obscure UPVC door and UPVC Double glazed windows to the rear. Ceiling light points. Central heating radiators.

FIRST FLOOR LANDING: Ceiling light point. Loft access hatch. Central heating radiator. Storage cupboard. Internal doors giving access to: -

BEDROOM 1: 2.59m x 3.58m (8' 6" x 11' 9") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 2.52m x 2.52m (8' 3" x 8' 3") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in airing cupboard housing the property's immersion cylinder.

FAMILY BATHROOM: 2.01m x 1.63m (6' 7" x 5' 4") Comprises of a white three piece suite to include panelled bath, low level flush WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

OUTSIDE: To the front, there is a slabbed walkway leading to the front door. To the left hand side, there is a patio and gravel forecourt. The garden is laid to slabbed patio with a pebbled bore to the right hand side, enclosed by a combination of panelled fencing to the right and rear and gate leading to the off street parking and brick walling to the left hand side. There is off street parking to the rear of the property. The property owns the solar panels that are located on the roof of the property at the rear, this can generate an income of approximately £800-£11,000 PA depending on the rates and the property also benefits of free electricity, buyers are advised to make their own checks/ investigations.



DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road. Continue to the second set of traffic lights, turn left onto King Street. Follow King Street along and take the third right hand turn onto Empress Road. Shortly after going over the bridge, take the first left onto Wolsey Way where the parking at the rear of the property can be located on the right hand side opposite number 32. Take the first right onto Holbein Close and the first right again where number 5 can be located on the right hand side easy identified by our for sale board.

SERVICES: All service 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.

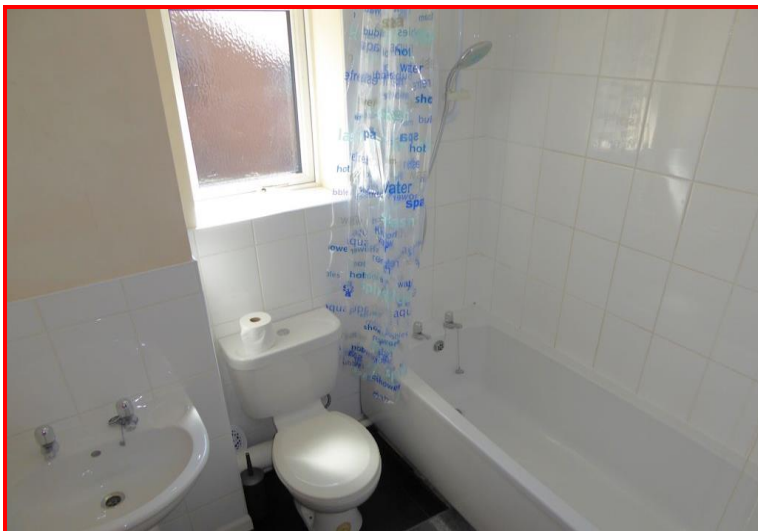
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

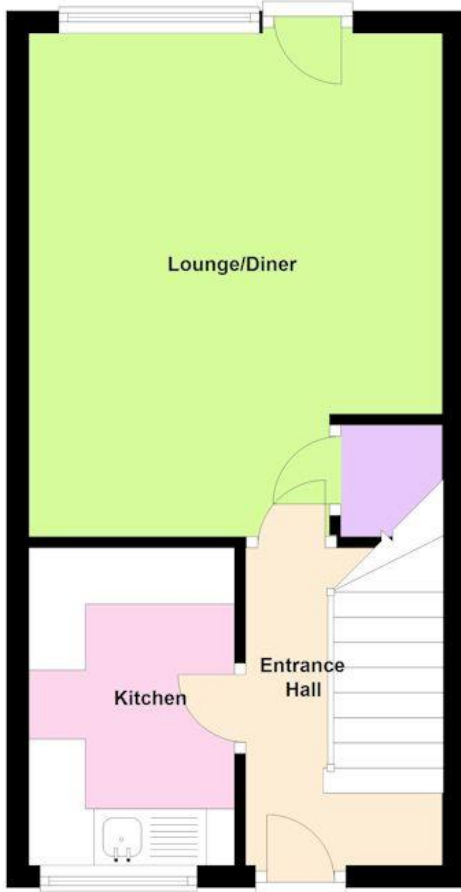
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING: Strictly by prior appointment through ourselves.

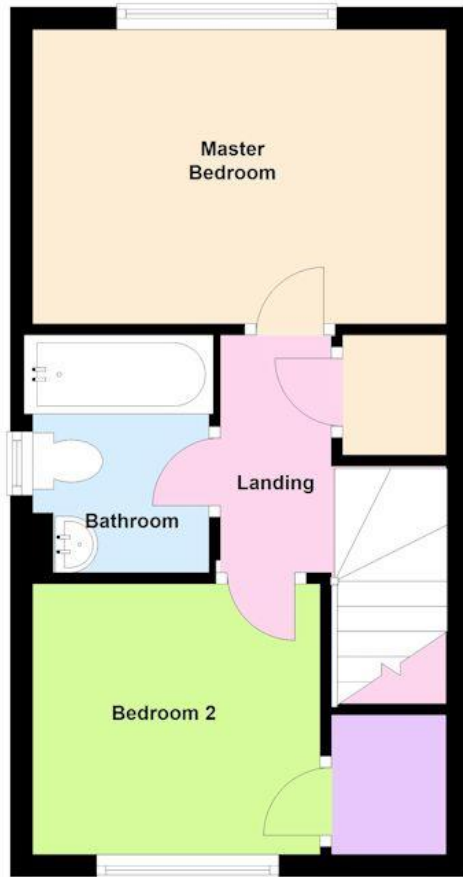
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 26/05/2017. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

5, Hobden Close
LOUGHBOUGH
LE11 9PS

Dwelling type: End-terrace house
Date of certificate: 24 May 2011
Date of assessment: 03/05/2011
Reference number: 0021-7064-6850-9876-7465
Type of assessment: EPBC* - existing dwelling
Total floor area: 50 m²

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Lower	Higher	Lower	Higher
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

England & Wales 2009 (EPC)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	206 kWh/year	21 kWh/year
Carbon dioxide emissions	3.1 tonnes per year	2.3 tonnes per year
Lighting	£52 per year	£39 per year
Heating	£481 per year	£352 per year
Hot water	£122 per year	£59 per year

You could save up to £130 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised heating conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with services, maintenance or safety inspections. Always check the certificate over because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a mark which means you are buying the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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