



**DRAFT DETAILS**

**355 PARK ROAD, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 2HG**



**PRICE: £184,950**

A two bedroom detached bungalow in need of modernisation. Situated on the popular Park Road offering accommodation that includes an entrance hall with storage cupboard off, full width lounge, fitted kitchen, two double bedrooms, bathroom and separate WC. To the front, there is off road parking and lawn. To the rear, there is a manageable garden with patio area and further lawn.

The property has access to bus routes as well as being in walking distance of the large Tesco. It must be viewed to appreciate the potential of offer. Energy Rating E.

**THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**ENTRANCE HALL:** Ceiling light point. Loft access hatch. Central heating radiator. Storage cupboard with slatted shelving. Central heating thermostat. Internal doors giving access to:-

**LOUNGE:** 20' 0" x 10' 11" (6.1 m x 3.3 m) UPVC leaded double-glazed bay window to the front elevation. Ceiling light point. Four wall-mounted light points. Two central heating radiators. Fireplace

**KITCHEN:** 10' 2" x 7' 10" (3.1 m x 2.4 m) Comprises of a range of base and eye level units with roll edge work surface with inset stainless steel sink and side drainer. Space and plumbing for washing machine, oven and fridge freezer. Walk-in pantry housing the properties Ideal 24 central heating boiler. UPVC double-glazed window and door to the side and rear elevation. Ceiling light point. Central heating radiator.

**BEDROOM ONE:** 13' 7" x 10' 5" (4.1 m x 3.2 m) UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

**BEDROOM TWO:** 10' 8" x 10' 5" (3.3 m x 3.2 m) UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

**BATHROOM:** 5' 7" x 5' 2" (1.7 m x 1.6 m) Comprises of a two piece suite to include a bath and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

**SEPARATE WC:** Comprises of WC. Obscure double-glazed window to the side elevation. Ceiling light point.

**OUTSIDE:** To the left hand side, there is a driveway which leads down to the gated access to the side of the property passing the front door. To the right, there is a lawned area, retaining brick wall and panel facing to either side. To the side of the property, there is a car port which leads around to the rear garden and patio area and to the immediate rear with walkway leading to the bottom of the garden, where there is space for timber store. The garden is laid to lawn with square patio inset circular planting border. To the centre of the garden is enclosed by panel fencing and hedging.





**DIRECTION NOTE:** From our office proceed, in a southerly direction on the A6/Leicester Road. At the first set of traffic lights, turn right onto Southfield Road. Follow the road along and proceed onto the left hand lane following the road around to the left. At the traffic island junction with Beacon Road, take the first exit. Continue onto the next the traffic island junction with Epinal Way, take the second exit onto Epinal Way. Continue onto the next traffic island junction and take the first exit onto Park Road. Continue onto Park Road where Number 355 will be eventually located on the right hand side.



**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 the 03/03/2018. We are members of The Property Ombudsman scheme.

# Ground Floor



**Energy Performance Certificate**

355, Park Road, LOUGHBOROUGH, LE11 2HG

Dwelling type: Detached bungalow Reference number: 0951-2862-7178-8898-1171  
 Date of assessment: 12 March 2018 Type of assessment: RDSA? existing dwelling  
 Date of certificate: 13 March 2018 Total floor area: 87 sqm

Use this document to:

- 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:		£ 2,163
Over 3 years you could save		£ 450

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 159 over 3 years	You could save £ 450 over 3 years
Heating	£ 1,551 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 294 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,163</b>	<b>£ 1,713</b>	

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. The exclude energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

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 69). 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.

Current	Potential
64	84

**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 (suspended floor)	£300 - £1,200	£ 213
2 Low energy lighting for all fixed outlets	£45	£ 141
3 Solve water heating	£4,000 - £8,000	£ 98

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](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4