



DRAFT DETAILS

**30 SCHOOL STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1BP**



PRICE: £89,950

- *TWO BEDROOMS *GARDEN TO REAR**
- *WALKING DISTANCE FROM TOWN CENTRE**
- *SUIT FIRST TIME BUYER OR IDEAL AS BUY TO LET**

Set within walking distance of Loughborough's town centre, this two bedroom terraced property offers accommodation to include lounge, dining room and kitchen, two bedrooms and family bathroom with garden to the rear. In need of general modernisation, the property would ideally suit a First Time Buyer or investors looking for a Buy To Let.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: 3' wide (0.92m). Hardwood front door. Access to cellar off.

CELLAR: 3.33m x 3.25m (10' 11'' x 10' 8'') Electric light. Small store off.

LOUNGE: 3.33m x 3.28m (10' 11'' x 10' 9'') Fitted gas fire set in a tiled fireplace. UPVC double-glazed window. Original coving and centre ceiling rose.

DINING ROOM: 3.94m x 3.4m (12' 11'' x 11' 2'') Fitted gas fire in tiled fireplace. Floor to ceiling fitted cupboard. Radiator. UPVC double-glazed window. Stairs off to first floor.

KITCHEN: 2.77m x 1.98m (9' 1'' x 6' 6'') Being fitted with an inset stainless steel sink unit on fitted base with small adjacent worktop. Radiator. UPVC double-glazed door and window to rear yard. Door to: -

W. C.: Being fitted with a low flush WC suite. UPVC double-glazed window. Wall-mounted Baxi gas-fired boiler for the central heating and domestic hot water.

LANDING: Small vestibule landing

BEDROOM 1: 4.32m x 3.35m (14' 2'' x 11' 0'') Radiator. UPVC double-glazed window. Bedhead light pull switch.

BEDROOM 2: 4.32m x 3.4m (14' 2'' x 11' 2'') Radiator. UPVC double-glazed window. Small cupboard off. Door to: -

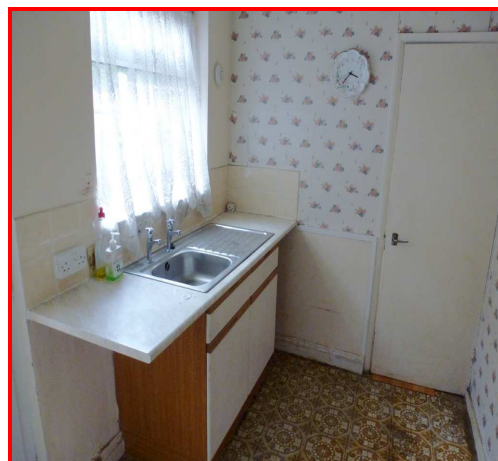
BATHROOM: 2.77m x 2.06m (9' 1'' x 6' 9'') Being fitted with a panelled bath having a Triton electric shower over, pedestal wash hand basin and low flush WC. Airing cupboard housing the lagged hot water cylinder. Radiator. UPVC double-glazed window.

OUTSIDE: The property is built up to the pavement.

To the rear of the property is a yard and garden with access over the adjoining property, number 31 School Street, to the entry located between numbers 31 and 32 School Street.

The rear garden is small and part of it is to be acquired by Leicestershire County Council in connection with the proposed Inner Relief Road.

DIRECTIONS: From our office, proceed in an easterly direction on Pinfold Gate. Shortly after the doctors on the left hand side, take the second right hand turn into School Street where the property can be located on the right hand side and is easily identified 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 O1509 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.

PROPERTY MISDESCRIPTION: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and does 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.

Energy Performance Certificate

30, School Street, LOUGHBOROUGH, LE11 1BP

Dwelling type: Mid-terrace house	Reference number: 8487-7223-1340-7197-8996
Date of assessment: 13 July 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 July 2013	Total floor area: 78 m ²

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:	£ 3,036
Over 3 years you could save	£ 1,632

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 2,415 over 3 years	£ 1,053 over 3 years	
Hot Water	£ 483 over 3 years	£ 213 over 3 years	
Totals	£ 3,036	£ 1,404	<div style="background-color: #2ECC71; color: white; padding: 5px; border-radius: 50%; width: 40px; margin: 0 auto;"> You could save £ 1,632 over 3 years </div>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<div style="font-size: x-small; margin-bottom: 5px;">Very energy efficient - lower running costs</div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #2ECC71; color: white; padding: 2px;">(92 plus) A</td> <td rowspan="7" style="border: 1px solid black; padding: 5px; text-align: center;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border-right: 1px solid black; padding-right: 5px;"> Current 53 </div> <div style="padding-left: 5px;"> Potential 89 </div> </div> </td> </tr> <tr><td style="background-color: #8BC34A; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #D32F2F; color: white; padding: 2px;">(1-20) G</td></tr> <tr> <td style="font-size: x-small; margin-top: 5px;">Not energy efficient - higher running costs</td> <td></td> </tr> </table>	(92 plus) A	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border-right: 1px solid black; padding-right: 5px;"> Current 53 </div> <div style="padding-left: 5px;"> Potential 89 </div> </div>	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs		<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 76	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 742	✔
3 Floor insulation	£800 - £1,200	£ 146	✔

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Ground Floor



First Floor

