



**38 TUCKERS ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2PJ**



PRICE: £139,950

Situated close to Charnwood Water, this three bedroom semi-detached property offers scope for buyers to put their own stamp on it. Offering accommodation to include entrance hall, lounge with walk in bay window, kitchen with pantry off and door to dining area, downstairs bathroom and separate W.C. To the first floor, there is a double bedroom to the front of the property with a bay window and two bedrooms at the rear.

Outside there is off road parking and gardens to the front and rear. The property offers scope to create a flexible layout and potential further extension subject to relevant permissions. Situated within an easy access of Loughborough's town centre, easy access to local commuter routes as well as the train station. Property must be viewed to appreciate the potential on offer. Energy Rating F.

THINKING OF SELLING?

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RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

HALLWAY: Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Door to:-

LOUNGE: 13' 4" x 11' 5" (4.1 m x 3.5 m) Walk-in UPVC double-glazed bay window to the front elevation. Ceiling light point. Central heating radiator. Fire and picture rail. Door to:-

KITCHEN: 9' 2" x 9' 2" (2.8 m x 2.8 m) Comprises of a base and eye level units with inset sink and side drainer. Space for oven. Double-glazed window to the side elevation: glazed window and timber door to the rear elevation. Door to the pantry and further doors to:-

BATHROOM: 9' 2" x 4' 11" (2.8 m x 1.5 m) Cast iron bath with globe taps. Ceiling light point. Cupboard housing the properties' hot water immersion cylinder. Glazed window to the rear. Door to:-

W.C: W.C and wash hand basin. Ceiling light point. Tiled flooring. Obscure glazed window to the rear.

DINING AREA: 8' 7" x 14' 10" (2.6 m x 4.5 m) Ceiling light point. Central heating radiator. Two single glazed windows to the rear. Timber door opening onto rear garden.

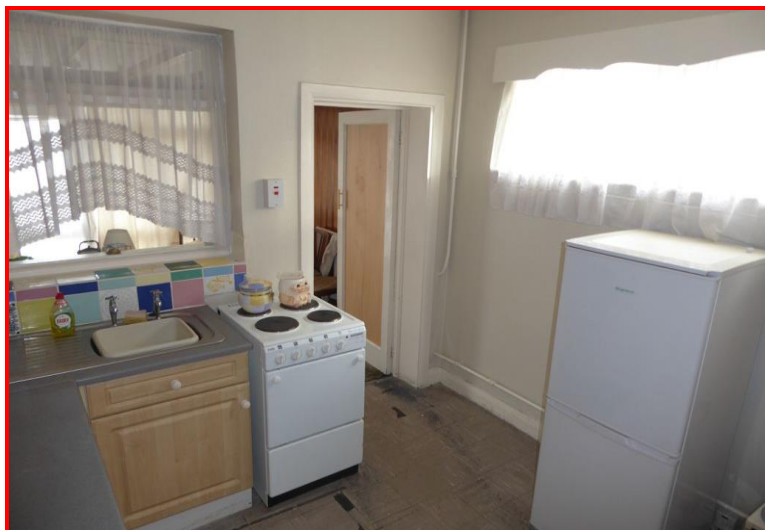
LANDING: Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Loft access hatch. Internal doors through to:-

BEDROOM 1: 11' 4" x 10' 6" (3.5 m x 3.2 m) Walk-in UPVC double-glazed bay window to the front elevation. Ceiling light point. Built-in wardrobes.

BEDROOM 2: 12' 1" x 7' 1" (3.7 m x 2.2 m) UPVC double-glazed windows to the rear elevation. Ceiling light point.

BEDROOM 3: 9' 1" x 6' 5" (2.8 m x 2.0 m) UPVC double-glazed windows to the rear elevation. Ceiling light point.

OUTSIDE: To the front there is gated access with off-road parking. Retaining wall and lawn to the left hand side. Walk way leading to timber front door. The driveway continues down the side of the property to the rear where there is a brick built garage (which has an asbestos roof.) The garden is mainly laid to lawn which is to the left of the walk way. Planting areas and coal bunker. Patio area to immediate rear of the property.



DIRECTION NOTE: Proceed from our office in a southerly direction on the A6 Leicester Road. After the traffic lights, take the left hand turn onto Beeches Road. From Beeches Road, take the second right hand turn onto Tuckers Road and Number 38 can be located on the left hand side.

SERVICES: All services are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations. Please note: Although there is referencing to central heating radiators within the property the boiler does not work and the radiators are mounted onto the wall and do not provide any heating whatsoever.

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 license 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 23/01/18 We are members of The Property Ombudsman scheme.





Energy Performance Certificate

38, Tuckers Road, LOUGHBOROUGH, LE11 2PJ

Dwelling type: Semi-detached house Reference number: 8330-2065-8026-8027-5963
 Date of assessment: 26 January 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 January 2018 Total floor area: 70 m²

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:	£ 4,788
Over 3 years you could save	£ 2,889

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 380 over 3 years	£ 180 over 3 years	You could save £ 2,889 over 3 years
Heating	£ 3,528 over 3 years	£ 1,545 over 3 years	
Hot Water	£ 987 over 3 years	£ 204 over 3 years	
Totals	£ 4,788	£ 1,899	

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 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 60). 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 Increase loft insulation to 270 mm	£100 - £350	£ 59
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 159
3 Cavity wall insulation	£500 - £1,500	£ 471

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 0300 122 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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