



DRAFT DETAILS

10 BEACON DRIVE, LOUGHBOROUGH, LEICESTERSHIRE, LE11 2BD



PRICE: £249,950

Situated just off the popular Beacon Road, this three bedroom semi-detached house would make a perfect project for a keen builder. The current owner has taken rooms back to bare brick in places to carry out extensive refurbishment. Briefly the property comprises of a Lounge/Diner and a kitchen with minimal fittings to the ground floor. To the first floor there are three bedrooms, two double and one single, and a bathroom with only a W.C. installed at present. Outside there is off-road parking to the front and a lawn to the rear. Because of the condition that the property is currently in, the property is not mortgagable and is therefore only available to cash buyers. Energy Rate G.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Timber entrance door. Ceiling light point. Staircase rising to first floor. Doorway to:

LOUNGE/DINING ROOM: 6.99m x 3.45m minimising to 2.97m (22' 11'' x 11' 4'' minimising to 9'9'') UPVC double glazed bay window to front elevation. UPVC double glazed door and windows to rear elevation. Ceiling light point.

KITCHEN: 3.48m x 2.26m (11' 5'' x 7' 5'') UPVC double glazed window to rear elevation. Ceiling light point.

LANDING: UPVC double glazed window to side elevation. Ceiling light point. Access to loft housing the properties central heating boiler. Doors through to:

BEDROOM 1: 3.53m x 3.02m (11' 7'' x 9' 11'') UPVC double glazed bay window to front elevation. Ceiling light point.

BEDROOM 2: 3.43m x 3.0m (11' 3'' x 9' 10'') UPVC double glazed window to rear elevation. Ceiling light point.

BEDROOM 3: 2.54m x 2.21m (8' 4'' x 7' 3'') UPVC double glazed window to front elevation. Ceiling light point.

BATHROOM: Currently comprising of only a W.C. UPVC double glazed window to rear elevation. Ceiling light point.

OUTSIDE: To the front there is space for off-road parking. The rear garden is mainly laid to lawn.

DIRECTIONS: From our office, proceed along the A6, Leicester Road until reaching the second set of traffic lights. Turn right at the traffic lights onto Southfields Road and proceed for a short distance following the road to the left. Once you reach the mini-roundabout, take the second exit onto Beacon Road. Proceed along Beacon Road until reaching the traffic island junction taking the third exit to continue onto Beacon Road. Proceed along for a short distance taking the second turn on the left onto Beacon Drive where number 10 can be located on the left hand side.

SERVICES: We understand mains Electricity, Gas, Water and Drainage services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

PURCHASER'S NOTE: All measurements downstairs are currently to exposed brickwork and do not include any plaster boarding. It does not include any changes that may occur.

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 29/01/2021. We are members of The Property Ombudsman scheme.

