



**DRAFT DETAILS**

**CENTRAL ROAD, HUGGLESCOTE, COALVILLE**



**£180,000**

This three bedroom Terrace house has undergone refurbishment making it an ideal home to move into. Works include a new kitchen, new bathroom redecoration, new flooring throughout. The accommodation itself comprises of a lounge, dining room which opens out into the gallery kitchen which has integrated dishwasher, oven, hob and boiler tap, to the rear of this is the family bathroom on the first floor. There are three bedrooms, outside there is a small courtyard to the front and long rear garden. Energy Performance rating C.

**THINKING OF SELLING?**

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RING FRECKELTONS on 01509 214564**

**Residential Sales**

**ENTRANCE PORCH:** Comprises of a timber door leading to the lounge.

**LOUNGE:** 3.66m x 3.35m (12' 0" x 11' 0")  
Two UPVC double glazed windows to the front elevation, a ceiling light point, two wall light points and a central heating radiator.

**DINING ROOM:** 3.53m x 3.61m (11' 7" x 11' 10") UPVC double glazed window to the rear elevation, ceiling light point, central heating radiator, staircase rising to the first floor and an open plan to the kitchen.

**KITCHEN:** 4.55m x 1.83m (14' 11" x 6' 0")  
Refitted to comprise of a range of base and eye level units with wood effect worktop, sink with side drainer, built in oven with hob, integrated dishwasher, space for washing machine/dryer and a fridge/freezer. Double glazed window to the side elevation, ceiling downlight and door to rear hallway.

**HALLWAY:** Window to the side elevation, ceiling downlight, loft access and hatch door to bathroom.

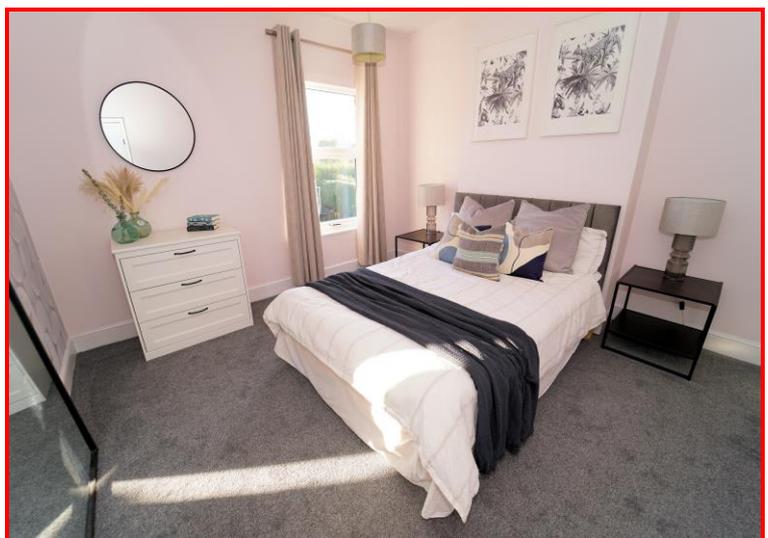
**LANDING:** Ceiling light point, loft access hatch and access to the bedrooms.

**BEDROOM ONE:** 3.68m x 3.35m (12' 1" x 11' 0") UPVC double glazed window to the front elevation, ceiling light point and a central heating radiator.

**BEDROOM TWO:** 3.63m x 3.35m (11' 11" x 11' 0") UPVC double glazed window to the rear elevation, ceiling light point, central heating radiator and upstairs storage cupboard housing the properties gas central heating boiler.

**BEDROOM 3:** 3.12m x 1.83m (10' 3" x 6' 0") UPVC double glazed window the rear elevation, ceiling light point and central heating radiator.

**BATHROOM:** Three-piece suite to include panel bath with shower over, W/C and hand wash basin. Secured UPVC double glazed window to the side elevation, ceiling downlights and central heating radiator.



**OUTSIDE:** Raised patio area that provides a seating area during the summer months which leads on to a lawn area that is enclosed by panel fencing. To the bottom of the garden there is a timber store and further outbuildings to the left-hand corner.

**SERVICES:** We believe the property to be connect to gas, electricity and water mains. 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:** Hugglescote and Donington Le Heath Parich Council.

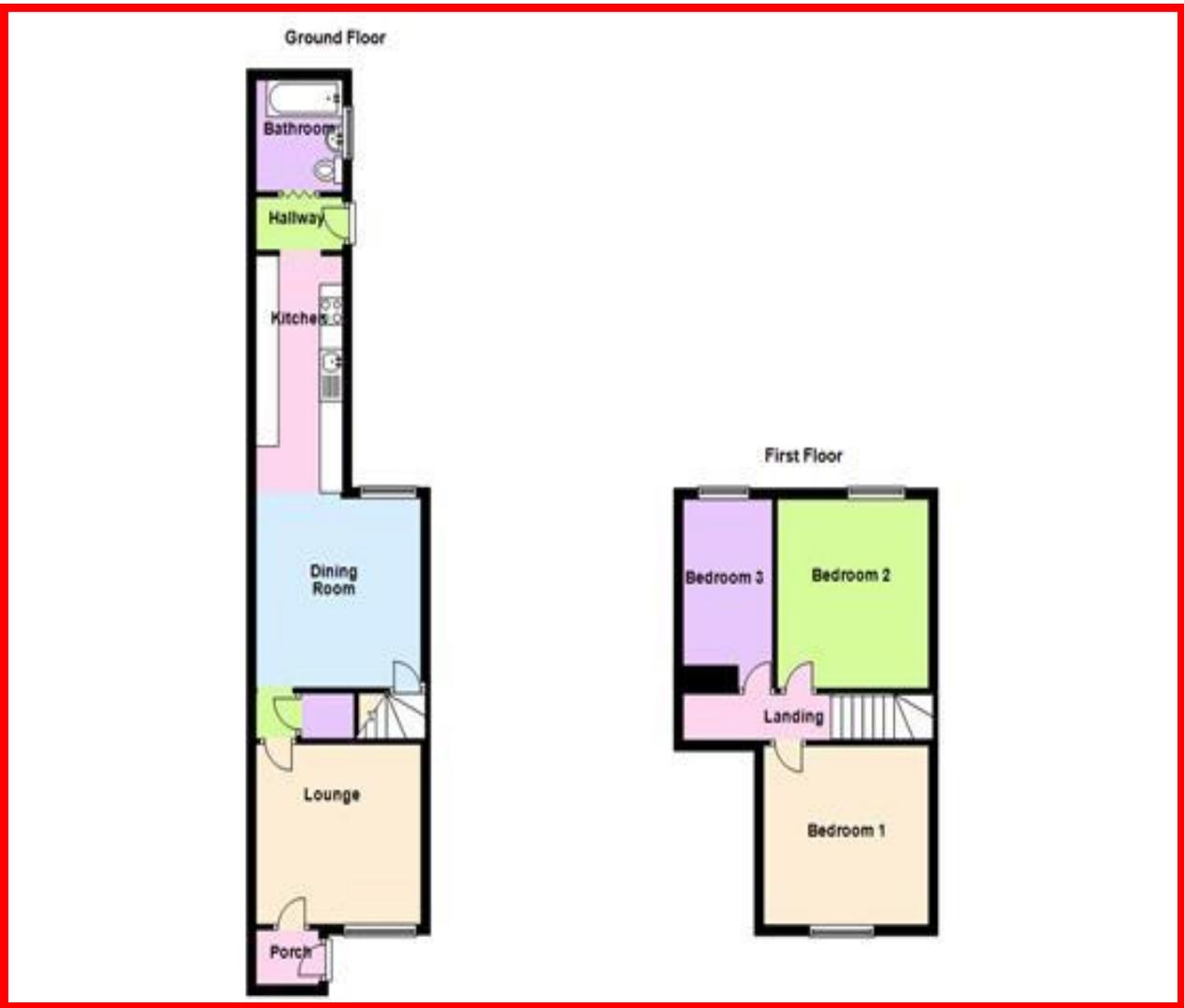
**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**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 the 11<sup>th</sup> February 2025. We are members of The Property Ombudsman scheme.





**Energy performance certificate (EPC)**

12 Central Road Higgleston DONCASTER LE07 2FD	Energy rating <b>C</b>	Valid until: 8 September 2020 Certificate number: 0095-1203-9407-6191-0900
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Property type: Mid-terrace house  
Total floor area: 85 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance)

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.  
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G