



DRAFT DETAILS

**4 ALBERT STREET, LOUGHBOROUGH, LEICESTERSHIRE
LE11 2DW**



PRICE: £139,950

Situated within walking distance of Loughborough's town centre is this well-presented two bedroom mid-terraced house. In brief, the property comprises of a Lounge, Dining Room, Kitchen and Bathroom to the ground floor and two double Bedrooms to the first floor. Outside there is On-Street permit parking to the front and a low maintenance patio garden to the rear. The property would make an ideal purchase for those looking to make their first steps onto the property ladder. Viewing is advised to appreciate the size and location of the property on offer. Energy Rate D.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

LOUNGE: 11'10" x 10'7" (3.62m x 3.25m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Door through to: -

INNER HALLWAY: Staircase rising off to first floor accommodation. Open arch through to: -

DINING ROOM: 11'10" x 9'5" (3.61m x 2.87m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Fireplace. Understairs storage cupboard. Door through to: -

KITCHEN: 12'2" x 6'3" (3.72m x 1.90m). Comprising of a matching range of base and eye level units with worksurface. Inset 1½ bowl sink with side drainer. Built-in four ring gas hob with electric inset oven under. Space and plumbing for washing machine and fridge freezer. UPVC double-glazed window and door to the side elevation. Ceiling striplight. Central heating radiator. Door through to: -

BATHROOM: Comprises of a three piece white suite to include panelled bath with shower attachment over, WC and wash hand basin. UPVC double-glazed window to the side elevation. Ceiling light point. Heated ladder effect towel rail. Extractor fan.

FIRST FLOOR LANDING: Ceiling light point. Doors through to

BEDROOM 1: 13'6" x 10'7" (4.12m x 3.27m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Bedroom furniture to include two built-in double wardrobes with bridging storage box unit over bed recess.

BEDROOM 2: 13'7" x 9'6" (4.14m x 2.91m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Loft access hatch. Internal cupboard housing the central heating boiler.

OUTSIDE: The property sits flush fronted to the street and the rear is accessed via a shared entryway. The rear garden is laid to low maintenance slab walkway and small patio area. On-street permit parking.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6/Leicester Road and at the traffic lights, turn right onto Southfield Road. Follow the road along moving into the left hand lane and taking the third left onto Albert Street where Number 4 can be located almost immediately on the right hand side.



SERVICES: 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.

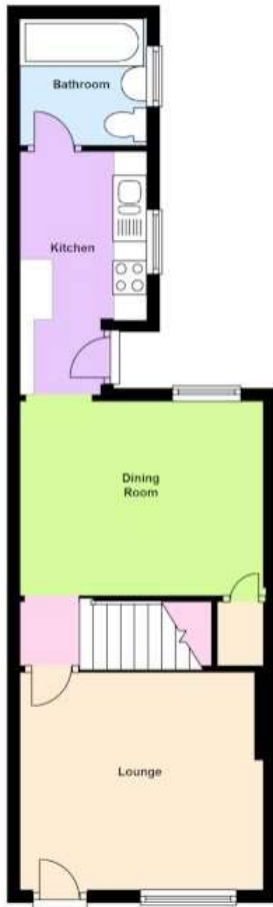
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

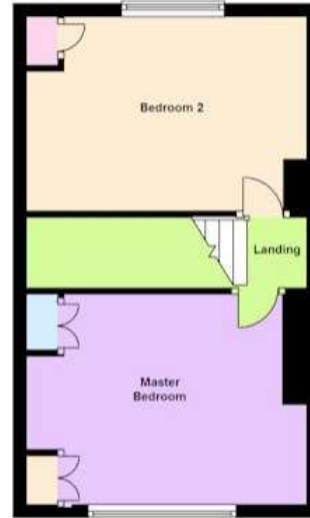
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 25/05/2021 We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

6 Albert Road, LOUGHBOROUGH, LE11 5BW

Current type: 2000 cm² flat
 Date of assessment: 21 December 2014
 Date of certificate: 22 December 2014
 SAP score: 62
 SAP band: D
 EPC number: 5474 6475 1000 0011 0000
 Type of assessment: Full EP rating
 Total floor area: 61 m²

* Compare current energy performance to similar properties in your area.
 * Performance will show energy and energy cost saving opportunities.

Estimated energy costs of heating for 3 years: £ 2,516
Over 3 years you could save: £ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 100 over 3 years	£ 20 over 3 years
Heating	£ 1,980 over 3 years	£ 1,500 over 3 years	£ 480 over 3 years
Hot Water	£ 230 over 3 years	£ 127 over 3 years	£ 103 over 3 years
Total	£ 2,330	£ 1,627	£ 703

These figures show the likely energy costs for heating, lighting and hot water. The maximum energy cost for heating, appliances, hot water, air conditioning and ventilation, and any 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 estimated rating shows the effect of combining the recommendations on page 2. The average energy efficiency rating for a building of this type is shown in blue.

See what you can do to save money and make your home more efficient

Recommendation	Estimated cost	Typical savings over 3 years	Available with shared loan
1. Cavity wall insulation	£200 - £1,000	£ 50	Yes
2. Floor or external wall insulation	£3,000 - £10,000	£ 220	Yes
3. Draughtproofing	£500 - £1,000	£ 100	Yes

See page 2 for a full list of recommendations by this category.

* These figures are based on assumptions made by the assessor and are not intended to be used as a guide to actual energy costs. The assessor has not visited the property since the assessment was carried out. The assessor has not visited the property since the assessment was carried out.

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