



DRAFT DETAILS

10 BEAUFORT AVENUE, LOUGHBOROUGH, LEICESTERSHIRE, LE11 2RE



PRICE: £199,950

Freckeltons are pleased to offer this two bedroom detached bungalow situated just off the popular Park Road. With easy access to local bus routes and other amenities, the bungalow is in a convenient location. The property offers accommodation to include a lounge, kitchen with conservatory off, two double bedrooms and a shower room. Outside there is a driveway with patio to the front, and a further patio and a lawn area to the rear where there is also a garage. There is some modernisation required so viewing is advised to appreciate the potential 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:

ENTRANCE PORCH: UPVC double glazed door to side elevation. Door through to:

ENTRANCE HALL: Ceiling light point. Central heating radiator. Loft access hatch. Storage cupboard. Doors through to:

LOUNGE: 5.97m x 3.33m (19' 7" x 10' 11") UPVC double glazed bay window to front elevation. Ceiling light point. Central heating radiator. Gas fire.

KITCHEN: 3.86m x 2.77m (12' 8" x 9' 1") Comprising of a range of base and eye level units and roll edge work surface with inset stainless steel sink and side drainer. Space for cooker, washing machine and fridge freezer. UPVC double glazed window to rear elevation. Ceiling strip light and ceiling light point. Central heating radiator. Housing the properties Worcester boiler. Door through to the Conservatory.

BEDROOM 1: 4.14m x 3.15m (13' 7" x 10' 4") Timber single glazed window to side and rear elevation (window to rear elevation looks into the conservatory). Ceiling light point. Wall light point. Central heating radiator. Built in wardrobes.

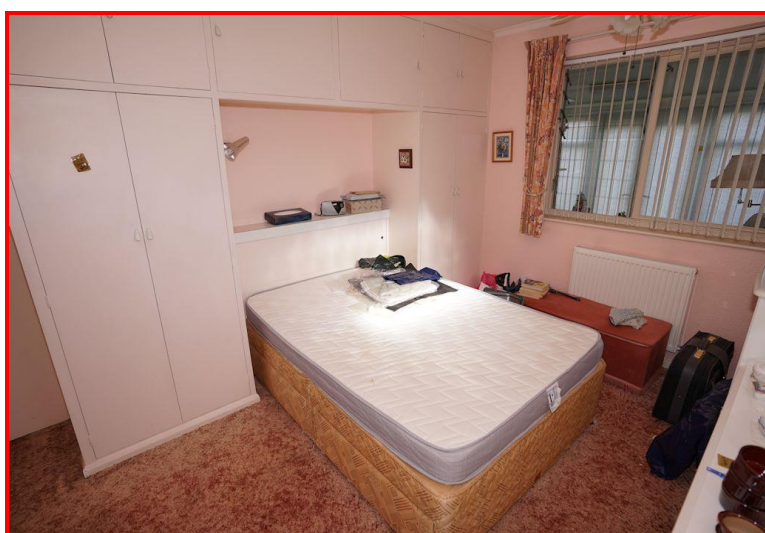
BEDROOM 2: 3.25m x 3.15m (10' 8" x 10' 4") UPVC double glazed window to side elevation. Ceiling light point. Central heating radiator. Built in wardrobes.

SHOWER ROOM: 2.57m x 1.68m (8' 5" x 5' 6") Comprising of a walk in shower, wash hand basin and W.C. Obscure UPVC double glazed window to side elevation. Ceiling light point. Central heating radiator. Built in cupboard housing the properties immersion cylinder.

CONSERVATORY: 4.42m x 2.26m (14' 6" x 7' 5") UPVC double glazed patio doors and windows to rear elevation. UPVC stable door to side elevation. Ceiling strip light. Central heating radiator.

OUTSIDE: To the front there is a driveway with a patio and planting borders. There is a walkway which leads to a gate opening up to the rear. At the rear there is a further patio area with steps leading down to a lawn area with further planting borders. There is an asbestos garage and space for two timber stores.

DIRECTIONS: From our office, proceed in a southerly direction along the A6, Leicester Road. At the second set of traffic lights, follow along the road for some distance going straight over at the next set of lights. At the final set of lights, turn right onto Shelthorpe Road. Proceed along Shelthorpe Road taking the first exit at the mini-roundabout and then go straight over at the next roundabout, taking the second exit onto Park Road. Proceed along Park Road taking the first exit at the mini-roundabout in front of Tesco and then take the next right onto Parklands Drive. Continue on Parklands Drive as the road bends to the left and proceed for a further distance. Take the second right turn onto Farndale Road, and then almost immediately turn left onto Beaufort Avenue where number 10 can be located on the left hand side.



SERVICES: We understand there is mains electricity, gas, water and drainage services 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.

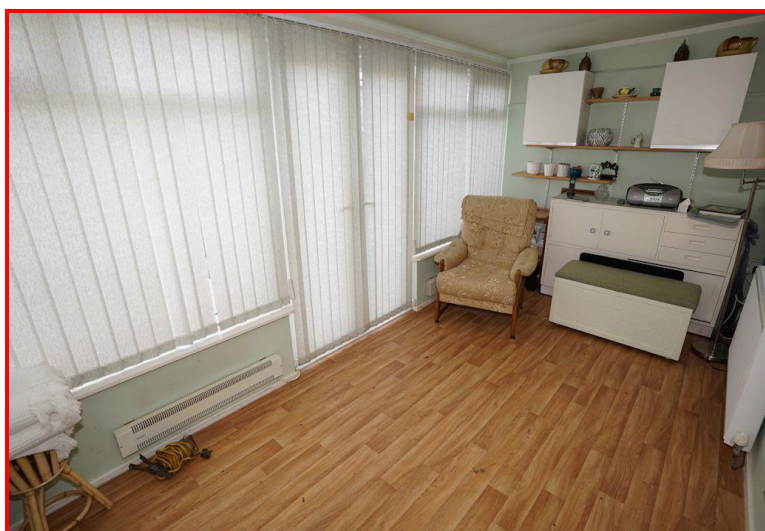
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

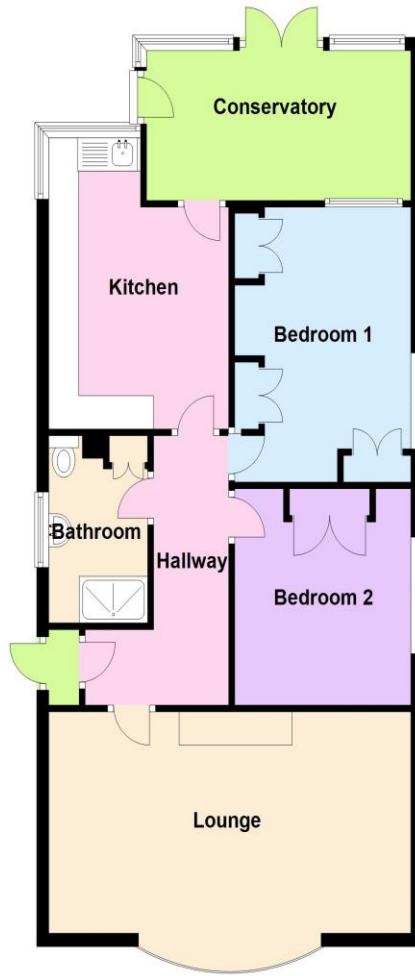
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors 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 08/09/2020. We are members of The Property Ombudsman scheme.



Ground Floor



Energy Performance Certificate HM Government

16, Beaufort Avenue, LOUGHBOROUGH, LE11 2RE Reference number: 8820 F121 9220 4235-6292

Dwelling type: Detached bungalow Type of measurement: RESAP47 existing building

Date of assessment: 15 September 2020 Total floor area: 68 m²

Date of certificate: 18 September 2020

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by adopting improvement measures

Estimated energy costs of dwelling for 3 years		E 2,211
Over 3 years you could save		E 588

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	E 333 over 3 years	E 188 over 3 years	<div style="border: 1px solid green; padding: 2px; display: inline-block;"> You could save E 558 over 3 years </div>
Heating	E 1,524 over 3 years	E 1,207 over 3 years	
Hot Water	E 354 over 3 years	E 238 over 3 years	
Totals	E 2,211	E 1,623	

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 micro-generation.

Energy Efficiency Rating

How energy efficient is your building?

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 D).

The EPC rating given 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 measure	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 275 mm	E100 - E300	E 86
2 Floor insulation (solid floor)	E4,000 - E8,000	E 188
3 Low energy lighting for all fixed sockets	E50	E 195

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.energyguidance.org.uk or call Freephone 0800 444200. This Online EPC may enable you to make your home warmer and cheaper to run.

Page 1 of 4

