



DRAFT DETAILS

176 BRADDON ROAD, LOUGHBOROUGH, LEICESTERSHIRE, LE11 5YZ



PRICE: £209,950

Situated on this popular road in Loughborough, this three bedroom semi-detached house is available to purchase. The property benefits from being within easy access of local schools and amenities as well as being within close proximity to commuter routes into Loughborough's town centre. Briefly, the accommodation comprises of a Lounge, Dining Room and Fitted Kitchen to the ground floor and three Bedrooms, a Bathroom and separate W.C. Outside there is a driveway for multiple cars to the front. A gated access leads to further off road parking and the rear garden which is mainly laid to lawn with a patio area immediately to the rear. Having previously been let out, the property would make an ideal purchase for a buy to let investment or a young family. 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:

ENTRANCE HALL: Staircase rising to the first floor accommodation. Ceiling light point. Central heating radiator. Understairs storage cupboard. Internal doors leading through to:-

LOUNGE: Double-glazed window to the front elevation. Ceiling light point.

DINING ROOM: Ceiling light point. Central heating radiator. Double-glazed patio door to the rear.

KITCHEN: Comprises of base and eye level units with work surface. Inset 1 ½ bowl sink. White goods to include an oven, dryer, fridge and separate freezer and there is space for a washing machine. Double-glazed window to the rear elevation. Double-glazed door to the side elevation. Ceiling strip light.

LANDING: Window to the side elevation. Ceiling light point. Doors leading through to:-

BEDROOM 1: Double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in cupboard housing the property's combination central heating boiler.

BEDROOM 2: Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3: Double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Over stairs box.

BATHROOM: Comprises of a two piece suite to include a bath with shower attachment over. Wash hand basin. Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

SEPERATE W. C.: W.C. Double-glazed window to the rear elevation. Ceiling light point.

OUTSIDE: To the front, there is off road parking for several vehicles, and continues on the side of the property passing the back door. To the rear, the garden is mainly laid to lawn with patio area to the immediate rear of the property.

DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, turn right onto Southfield Road. Follow the road round to the right then to the left onto Forest Road and at the traffic island junction for Epinal Way, take the third exit onto Epinal Way. Proceed over to the next two traffic island junctions. At the third one with Warwick Way, take the third exit onto Warwick Way and then the first left onto Braddon Road. Follow the road up and around to the right where Number 176 can be located on the left hand side.



SERVICES: All main services are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: The property is currently subject to an Assured Shorthold Tenancy which is currently in the process of being brought to an end.

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.

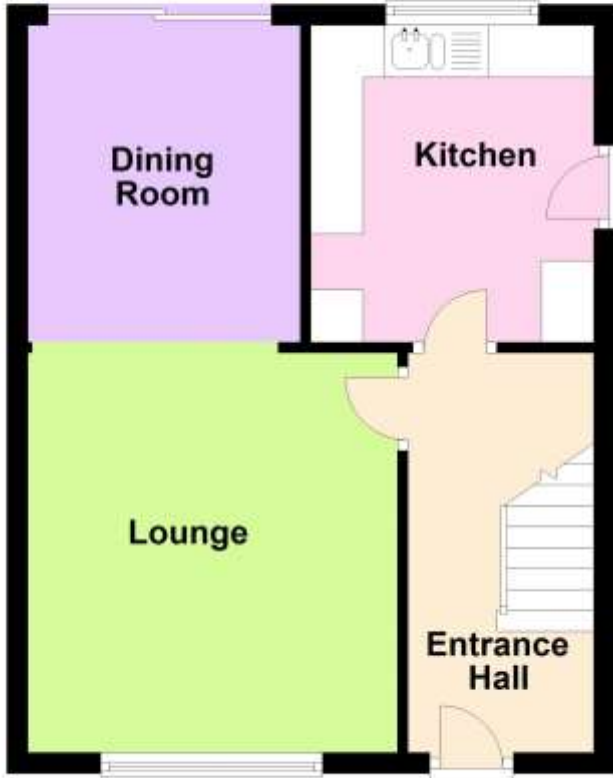
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING: Strictly by prior appointment through ourselves.

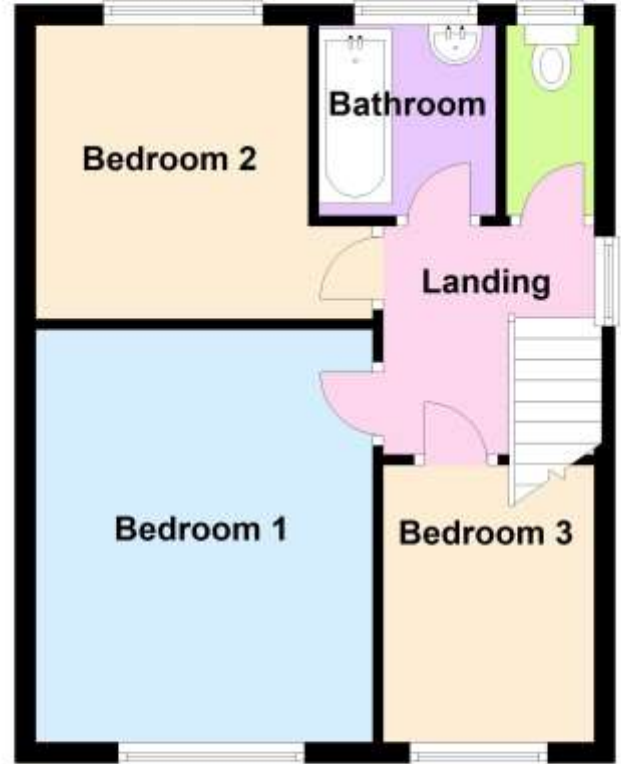
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 26/5/2021 We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate HM Government

176, St James Street, London, E14 6JH

Building type: Street attached house Reference number: 0459-8462206-9021-026
 Date of assessment: 22 May 2015 Type of assessment: Full property inventory
 Date of completion: 22 May 2015 Total floor area: 80 m²

Use this document to:

- Compare current energy efficiency and environmental performance with other properties
- Find out how you can save energy and money by making improvements to your home

Estimated energy costs of heating for 4 years £ 4,288
Over 4 years you could save £ 2,898

Estimated energy costs of hot water

Category	Current costs	Proposed costs	Potential future savings
Heating	£ 2,730 over 4 years	£ 2,880 over 4 years	New boiler save £ 2,288
Hot water	£ 1,710 over 4 years	£ 1,330 over 4 years	
Total	£ 4,440	£ 4,210	

These figures show how much the average household would spend on this property for heating, lighting and hot water over an 4 year period on average, based on national standards. They assume average use for a typical household for this category and include any electricity generated by regeneration.

Energy Efficiency Rating

The graph shows the energy efficiency of your home. To improve the rating for both gas and electricity bills, you can take steps to reduce the amount of energy used in your home. See the website for more information on energy efficiency and the Energy Efficiency Register (EER).

The actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 4 years
Energy seal measures	£ 200 - £ 1,000	£ 750
Energy efficient lighting	£ 10 - £ 500	£ 150
Energy efficient appliances	£ 100 - £ 2,000	£ 200

See page 4 for a full list of recommendations for this property.

For more information on energy efficiency, visit the Energy Efficiency Register (EER) website: www.eer.gov.uk

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