



DRAFT DETAILS

**57 BROAD STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 5AB**



PRICE: £350,000

Set within walking distance of the town centre and within close proximity of Loughborough University. This property offers a variety of uses and comprises of a commercial unit to the ground floor with two offices, store room, kitchen area and outside WC. To the first floor, there are currently two flats with the potential to make a third. The ground floor flat comprises of a lounge, kitchen, bathroom and two good sized bedrooms. To the first floor, the main flat comprises of a lounge, kitchen, bathroom and two bedrooms. Locked doorway leads into the potential third flat, which comprises of a lounge, bedroom, kitchen and bathroom. The property's location and flexibility must be viewed to appreciate what is on offer. There is the possibility subject to relevant permissions and covenants that the units could be separated and converted to provide maximum income. Energy Rate for the ground floor is E. Energy Rate for 57a is G. Energy Rate for 57b is E. Energy Rate for 57c is F

THINKING OF SELLING?

For a FREE VALUATION of your property without obligation

RING FRECKELTONS on 01509 214564

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH:

57 BROAD STREET

FRONT OFFICE: 12'3" x 11'9" (3.7m x 3.6m) Ceiling striplight. UPVC double-glazed angled recess window to the front elevation. UPVC door. Door down to: -

CELLAR: Internal cupboard with basin and hidden WC

SECOND OFFICE: 10'9" x 11'9" (3.3m x 3.6m) Ceiling striplight. UPVC double-glazed window to the front elevation. Door to:

SIDE STORAGE SPACE: Timber style garage doors which leads to useful storage area and out to: -

FURTHER STORAGE ROOM: Stainless steel sink and side drainer inset to base unit with water heater over.

WC: WC. Wall-mounted wash hand basin.

57A BROAD STREET

LOUNGE: 11'1" x 10'9" (3.4m x 3.3m) Ceiling light point. Night storage heater. Doors through to: -

HALLWAY: Ceiling light point. Night storage heater. Leads to: -

KITCHEN: 9'7" x 9'6" (2.9m x 2.9m) Comprising of a range of base and eye level units with roll edge worksurface. Inset stainless steel sink with side drainer and mixer tap over. Integrated four ring electric hob with oven under and extractor hood over. Space for washing machine and fridge and freezer. Ceiling light point. Tiled floor. UPVC double-glazed window and door to the side elevation. Door to: -

SHOWER ROOM: Comprises of a three piece suite to include walk-in shower, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Extractor fan. Electric downflow heater.

BEDROOM 1: 12' x 8' (3.7m x 2.4m) UPVC double-glazed window to the rear elevation. Ceiling light point. Night storage heater.

BEDROOM 2: 10'1" x 10'8" (3.1m x 3.3m) UPVC double-glazed windows to the rear and side elevations. Ceiling light point. Light point. Night storage heater.

OUTSIDE: Small courtyard.

57C BROAD STREET

Staircase rising up to the accommodation.

LANDING: Ceiling light point. Internal doors through to: -



KITCHEN: 8'10" x 8'2" (2.7m x 2.5m) Comprising of a range of base and eye level units with roll edge worksurface. Inset sink with side drainer. Space for oven and fridge freezer. UPVC double-glazed window to the side elevation. Ceiling striplight.

BATHROOM: Comprises of a three piece suite to include bath with shower attachment over, WC and wash hand basin. Worksurface to the right hand side. Space for washing machine. Ceiling striplight. Obscure UPVC double-glazed window to the side elevation. Ceiling downflow heater.

BEDROOM 2: 11'11" x 6'7" (3.6m x 2.0m) UPVC double-glazed window to the side elevation. Ceiling light point. Night storage heater.

BEDROOM 1: We were not able to inspect this room.

LOUNGE/BEDROOM 3: 11'9" x 10'4" (3.6m x 3.2m) UPVC double-glazed window to the front elevation. Ceiling light point. Night storage heater. Internal doors leads to: -

57B BROAD STREET

Two ceiling light points. Internal doors giving access to: -

LOUNGE: 13'10" x 8'8" both an average due to the irregular slope of the roof (4.2m x 2.6m) UPVC double-glazed window to the front elevation. Night storage heater. Suspended ceiling with light points inset.

BEDROOM: 13'32 maximum minimising to 8'7" x 10'8" maximum minimizing to 5'6" (4.8m max minimising to 2.6m x 3.3m max minimising to 1.7m) 'L' shape. UPVC double-glazed window to the rear elevation. Ceiling light point. Night storage heater.

KITCHEN: 5'3" x 6'1" (1.6m x 1.9m) Comprising of a range of base and eye level units with roll edge worksurface. Space for oven and washing machine. UPVC double-glazed window to the side elevation. Ceiling light point.

FAMILY BATHROOM: Comprising of a three piece suite to include shower, WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Electric downflow heater.

DIRECTIONS: From our office, proceed in a northerly direction on the A6/Leicester Road. At the traffic island junction with Southfield Road, turn right. Following the road along around to the right and follow the signposts for the town centre and proceed in an easternly direction on the Forest Road. Move over into the left hand lane and at the traffic lights, turn left onto Browns Lane. Follow the road around onto the right onto Frederick Street. At the traffic lights with Ashby Road, turn left. Proceed past Sainsbury's, taking the first right hand onto Broad Street where the property can be located on the left hand side.

SERVICES: Water and electricity are 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 10/10/2017. We are members of The Property Ombudsman scheme.

Energy Performance Certificate



Beilin Property Services Ltd
57 Broad Street
LOUGHBOROUGH
LE11 5AB

Certificate Reference Number:
9000-4912-0305-9180-1020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/uploads/attachments/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



101 This is how energy efficient the building is

Less energy efficient

Technical information

Main heating fuel: Gas Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 113
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 97.07
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
75 If typical of the existing stock

Energy Performance Certificate



27a Broad Street,
LOUGHBOROUGH LE11 5AB

Dwelling type: Mid floor flat
Date of assessment: 23 October 2008
Date of certificate: 24 October 2008
Reference number: 9003-2837-0804-0205-7058
Total floor area: 81 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	963 kWh/m ² per year	781 kWh/m ² per year
Carbon dioxide emissions	8.0 tonnes per year	7.0 tonnes per year
Lighting	100 per year	100 per year
Heating	860 per year	674 per year
Hot water	124 per year	107 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. This table only tells you about the cost of fuel and not any associated service, maintenance or safety expenses. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the building in this EPC may be given to EEF to provide information on financial help for improving energy performance.

For advice on how to take action and to find out about other options available to make your home more energy efficient, call 0800 512 612 or visit www.energy.gov.uk/efp.

Energy Performance Certificate



27a Broad Street,
LOUGHBOROUGH LE11 5AB

Dwelling type: Mid floor flat
Date of assessment: 24 October 2008
Date of certificate: 24 October 2008
Reference number: 3349-0801-8230-0528-2004
Total floor area: 21 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	967 kWh/m ² per year	863 kWh/m ² per year
Carbon dioxide emissions	8.2 tonnes per year	7.7 tonnes per year
Lighting	100 per year	100 per year
Heating	1200 per year	1070 per year
Hot water	628 per year	612 per year

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Energy Performance Certificate



27c Broad Street, LOUGHBOROUGH, LE11 5AB

Dwelling type: Ground floor flat
Date of assessment: 12 February 2010
Date of certificate: 12 February 2010
Reference number: 9000-6000-7000-0707-0904
Type of assessment: RdSAP existing dwelling
Total floor area: 42 m²

Use this document to:

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

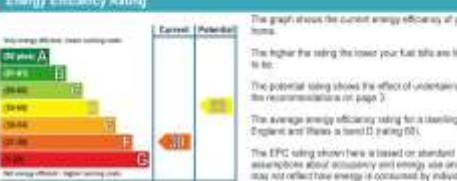
Estimated energy costs of dwelling for 3 years: £ 5,204
Over 3 years you could save: £ 1,882

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 81 over 3 years	
Heating	£ 2,750 over 3 years	£ 1,761 over 3 years	You could save £ 1,882 over 3 years
Hot Water	£ 2,004 over 3 years	£ 2,004 over 3 years	
Total	£ 3,784	£ 1,632	

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



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

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Thermal or airtight wall insulation	£4,000 - £14,000	£ 815	Yes
2. Floor insulation	£900 - £1,200	£ 303	Yes
3. Fast response storage heaters and dual immersion cylinders	£300 - £1,200	£ 548	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0300 512 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

