



**14 & 14A BROOK STREET, SHEPSHED,
LEICESTERSHIRE LE12 9RG**



PRICE: £139,950

An ideal investment opportunity comprising of two flats close to the village centre. 14 is a ground floor flat which has accommodation comprising of a fitted kitchen, lounge with bathroom off and door way into the bedroom. This is currently let on an assured shorthold tenancy bringing in £375.00 per calendar a month. 14a is a two bedroom first floor flat which comprises of a fitted kitchen with lounge off, lobby leading to the bathroom and further lobby leading into the two bedrooms. This unit is currently empty. Energy rating of 14 is a D. Energy rating of 14A is an E.

THINKING OF SELLING?

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Residential Sales

14 BROOK STREET

PURCHASER'S NOTE: These pictures do not reflect the current condition of the property. Due to the tenant's furniture, we were unable to take new pictures of the property. Therefore, the pictures that have been used were taken before the tenant moved in. These photos were taken in 2015 and are for illustrative purposes only.

ACCOMMODATION:

KITCHEN: 8'4" x 6' (2.54m x 1.83m). Comprising of a range of matching base and eye level units with roll edge work surface and tiled splash back. Inset stainless steel sink with side drainer and mixer tap over. Integrated gas hob with oven under and extractor hood over. Freestanding washing machine and fridge. Ceramic tiled floor. UPVC double glazed window and door to the side elevation. Central heating boiler. Two ceiling spot lights. Door to:-

LOUNGE: 13'2" x 11'9" (4.01m x 3.35m). UPVC double glazed window to the side elevation. Three arm ceiling light fitting. Central heating radiator. Internal door leading to:-

SHOWER ROOM: Comprising of a three piece suite to include shower cubicle, W.C. and wash hand basin. Ceramic tiled floor matching that of the kitchen. UPVC double glazed obscure window to the rear elevation. Central heating radiator. Extractor fan. Full height integrated storage space. Ceiling light point.

BEDROOM: 13'5" x 13' (4.09m x 3.96m). Dual UPVC double glazed windows to the front elevation. Ceiling light point. Central heating radiator.

OUTSIDE: Small block paved private seating area opening out to communal gardens laid mainly to lawn bordered with mature planting.

14A BROOK STREET

ACCOMMODATION:

KITCHEN: 8'4" x 5'10" (2.54m x 1.80m) Comprising of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer and mix tap over. In-built four ring gas hob with oven under and extractor hood over. UPVC double-glazed window to the side elevation. Ceiling light point. Obscure UPVC double-glazed door. Central heating boiler. Central heating radiator. Door to: -

LOUNGE: 15'2" x 11'8" (4.64m x 3.57m). UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Doorway and hallway leading to: -

BEDROOM ONE: 13' x 9'8" (3.98m x 2.95m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM TWO: 13'1 x 6'11" (maximum) (3.99m x 2.12m). UPVC double-glazed window to the front and rear elevation. Ceiling light point. Central heating radiator



FAMILY BATHROOM: Comprises of a three piece suite to include panel bath with hand shower attachment over, W.C. and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Loft access hatch.

DIRECTIONAL NOTE: From our office proceed in a southerly direction towards Southfield Road. At the second set of traffic lights turn right on to Southfield Road continue along to Bedford Street merging further in to Royland Road. At the junction turn right in to Park Road taking the next immediate left hand turn in to Forest Road. At the first traffic island junction take the third exit on to Epinal Way/A6004. At the next traffic island junction take the first exit on to Ashby Road/A512. Continue along and at the next traffic island junction take the second exit and proceed further along Ashby Road heading towards Shepshed. At the first set of traffic lights turn right into Leicester Road. At the second mini traffic island junction take the first exit on to Kirkhill then at the next traffic island junction take the second exit on to Field Street. Continue along bearing right as Field Street merges in to Britannia Street. At the following mini traffic island junction take the second exit on to Belton Street merging in to Brook Street where number 14 and 14a can be easily located on the left hand side.

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

TENURE/POSSESSION: 14 are subject to an assured shorthold tenancy which commenced on 19/12/2015 and currently brings in £375.00 per calendar a month. 14a is currently vacant. We understand that both properties to be freehold.

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.

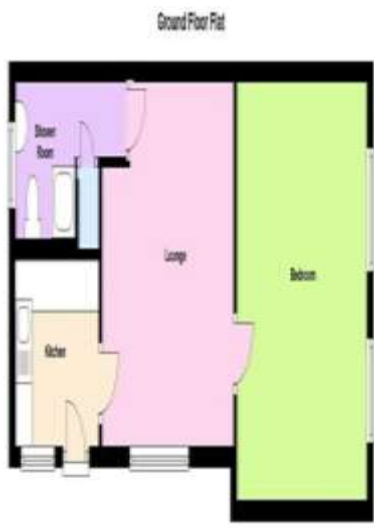
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being 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 17/06/2019. We are members of The Property Ombudsman scheme.



OnTheMarket.com



Energy Performance Certificate

14, Stone Street, Birmingham, B2 4JH

Building type: Ground floor flat Reference number: 014 1076766000 0001
 Date of assessment: 07 August 2016 Type of assessment: RCHV non-intrusive
 Date of certificate: 11 August 2016 Total floor area: 48 m²

Use this document to:

- Compare the energy rating of properties to see which properties are most energy efficient
- Find out how you can save energy and money by making improvements

Estimated energy costs of heating for 1 year: £ 2,049

Cost it costs you could save: £ 344

Estimated energy costs of this home:

Category	Current rating	Potential rating	Estimated energy costs	Estimated energy savings
Lighting	2 (48 m ² floor)	3 (48 m ² floor)	£ 110 per 1 year	£ 100 per 1 year
Heating	2 (48 m ² floor)	3 (48 m ² floor)	£ 1,939 per 1 year	£ 244 per 1 year
Hot Water	2 (48 m ² floor)	3 (48 m ² floor)	£ 60 per 1 year	£ 50 per 1 year
Total	2 (48 m² floor)	3 (48 m² floor)	£ 2,049 per 1 year	£ 344 per 1 year

These figures show how much the average household would spend in the property for heating, lighting and hot water which is not taken or energy used by individual households. This estimate allows you to make comparisons for TVs, computers and systems, and systems generated by communication.

Energy Efficiency Rating

The chart shows the energy efficiency of this home. The higher the rating, the more energy efficient the home is. The estimate rating shows the level of energy efficiency for this home. The average energy efficiency rating for a similar property is shown in the chart. The EPC also shows how a home can be made more energy efficient and energy use can be reduced by using energy-saving measures.

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

Measure/Action	Estimated cost	Typical savings over 1 year
1. Replace all incandescent light bulbs with LED	£2,000 - £10,000	£ 100
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 100
3. Low energy lighting for all households	£200	£ 100

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