



**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

**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 currentl 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.

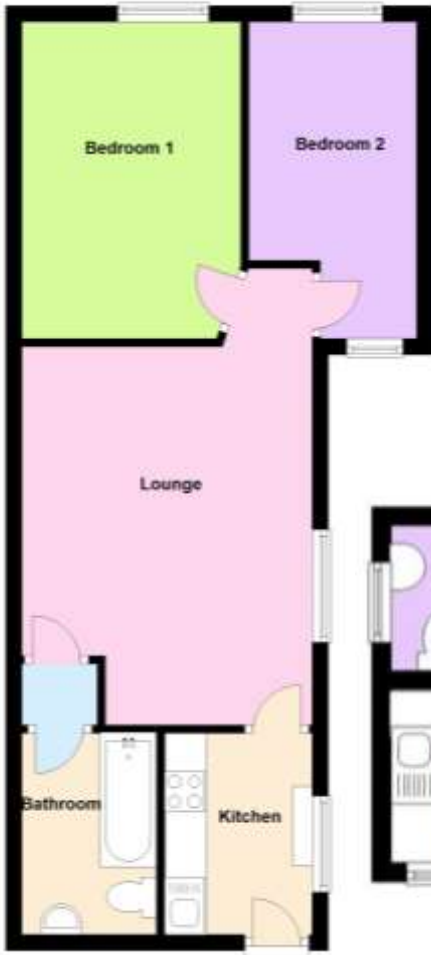
**VIEWING:** Strictly by prior appointment through ourselves.

**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.

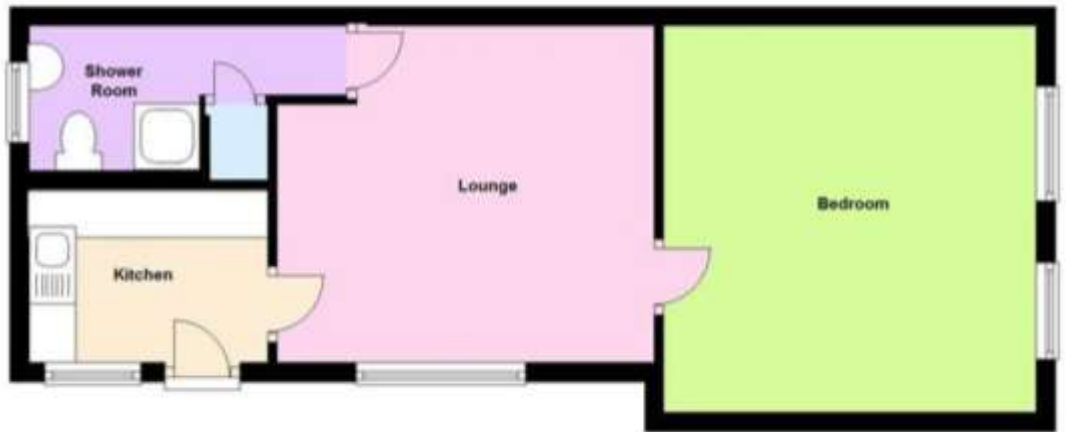




First Floor



Ground Floor Flat



**Energy Performance Certificate**

14, Brook Street, MANSFIELD, LEICESTERSHIRE, LE11 1WG

Building type: Domestic flat, Reference number: 1001/251/1989/400/1/2007  
 Date of assessment: 01 August 2019, Type of assessment: EPC/EPC re-rating existing, Date of certificate: 01 May 2022, EPC floor area: 62.0m<sup>2</sup>

View this document on:

- Compare energy ratings of properties to see which provides an energy saving offer
- Find out how you can improve your rating for better investment returns

**Estimated energy costs of heating for 3 years:**

Estimated energy costs of heating for 3 years	£ 2,298
Cost if you use smart heating	£ 200

**Estimated energy costs of hot water:**

Domestic use	Domestic use	Domestic use
Lighting	£ 1.00 over 3 years	£ 1.00 over 3 years
Heating	£ 1.50 over 3 years	£ 2.00 over 3 years
Hot Water	£ 1.00 over 3 years	£ 2.00 over 3 years
<b>Total EPC use</b>	<b>£ 3.50</b>	<b>£ 5.00</b>

Smart meters allow you to track the energy you use and help you to reduce your energy bills. They can also help you to identify areas where you can save energy. For more information on smart meters, visit [www.gov.uk/government/organisations/energy-efficiency-trust](https://www.gov.uk/government/organisations/energy-efficiency-trust).

**Energy EPC Rating:**

The graph shows the current energy efficiency of your home. The higher the rating the more you can save on energy bills. The average energy efficiency rating for a domestic property in the UK is a band E rating (65). The EPC rating score has increased compared to the previous assessment (65) and may be affected by energy performance improvements.

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

Recommended measure	Indicative cost	Typical savings per year	Payback period
1. Change to energy saving light bulbs	£1.00 to £2.00	£ 1.00	1 year
2. Non-vented hot water tank	£4.00 to £10.00	£ 1.00	4 years
3. Powerstrip (switch) in power cable	£ 1.00	£ 1.00	1 year

View this document on:

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**Energy Performance Certificate**

14, Brook Street, MANSFIELD, LEICESTERSHIRE, LE11 1WG

Building type: Top floor flat, Reference number: 1001/251/1989/400/1/2007  
 Date of assessment: 01 May 2022, Type of assessment: EPC/EPC re-rating existing, Date of certificate: 01 May 2022, EPC floor area: 37.0m<sup>2</sup>

View this document on:

- Compare energy ratings of properties to see which provides an energy saving offer
- Find out how you can improve your rating for better investment returns

**Estimated energy costs of heating for 3 years:**

Estimated energy costs of heating for 3 years	£ 2,010
Cost if you use smart heating	£ 1,100

**Estimated energy costs of hot water:**

Domestic use	Domestic use	Domestic use
Lighting	£ 1.00 over 3 years	£ 1.00 over 3 years
Heating	£ 1.50 over 3 years	£ 2.00 over 3 years
Hot Water	£ 2.00 over 3 years	£ 2.00 over 3 years
<b>Total EPC use</b>	<b>£ 4.50</b>	<b>£ 5.00</b>

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