



DRAFT DETAILS

**12 BURTON STREET, LOUGHBOROUGH, LEICESTERSHIRE
LE11 2DT**



PRICE: £184,950

Situated within walking distance of Loughborough's town centre, this two bedroom, semi-detached house would make the perfect buy to let investment, or for those looking to join the property ladder.

Briefly, the accommodation comprises of a lounge/diner and kitchen to the ground floor and two bedrooms and a bathroom to the first floor. Outside, the property benefits from off-road parking to the front and a patio area to the rear. Viewing is advised to appreciate the size and the potential of the accommodation 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: Double glazed UPVC door to front elevation. Ceiling light point. Storage cupboard. Staircase rising to first floor accommodation. Doors through to:

LOUNGE: 4.98m x 3.53m (16' 4" x 11' 7") UPVC double glazed patio doors to rear elevation. Two ceiling light points. Central heating radiator.

KITCHEN: 2.85m x 1.96m (9' 4" x 6' 5") Comprises of a range of base and eye level units and three lengths of roll edge work surface. Inset 1 and a half bowl sink and side drainer. Inset oven and hob and a free standing small fridge freezer. Double glazed UPVC window to front elevation. Ceiling light point.

LANDING: UPVC double glazed window to front elevation and wooden double glazed window to side elevation. Cupboard over the stairs housing the properties' immersion cylinder. Additional space for small seating area.

BEDROOM 1: 3.58m x 3.2m (11' 9" x 10' 6") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Loft access hatch.

BEDROOM 2: 2.9m x 1.96m (9' 6" x 6' 5") UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator.

BATHROOM: 1.65m x 1.65m (5' 5" x 5' 5") Comprises of a 3 piece suite to include bath, wash hand basin and W.C. Obscure UPVC double glazed window to side elevation.

OUTSIDE: To the front there is a driveway with trees and shrubs. There is a walkway which leads round to the rear which is mainly patio with well stocked planting borders.

DIRECTIONS: From our office, proceed in southerly direction along the A6, Leicester Road. At the second set of traffic lights, turn right onto Southfields Road. Continue along Southfields Road for a short distance turning left onto Victoria Street just before the next traffic lights. Continue on Victoria Street until the road bends to the right becoming Burton Street where number 12 can be identified by our "For Sale" board on the right hand side.



SERVICES: Mains Gas, Electric Water and Drainage 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.

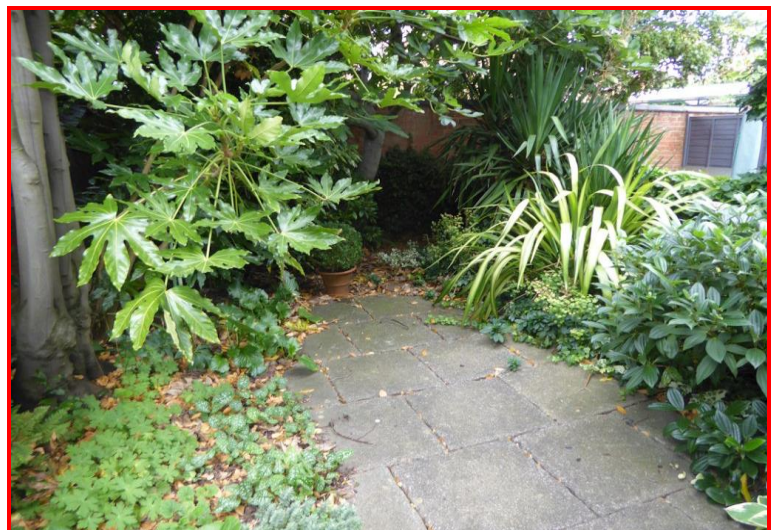
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

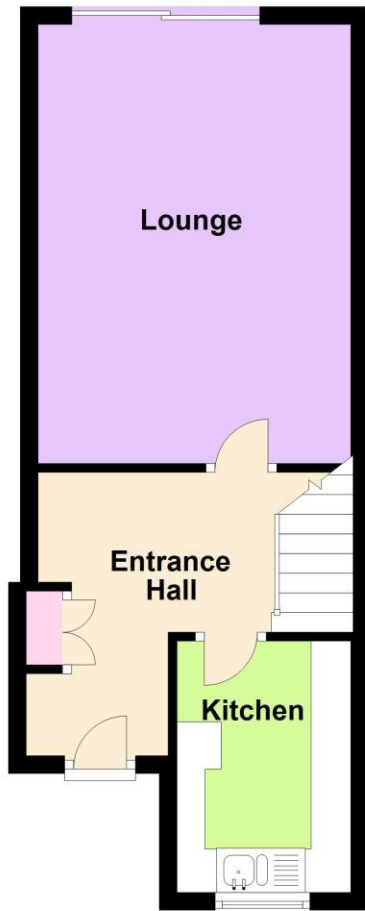
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING: Strictly by prior appointment through ourselves.

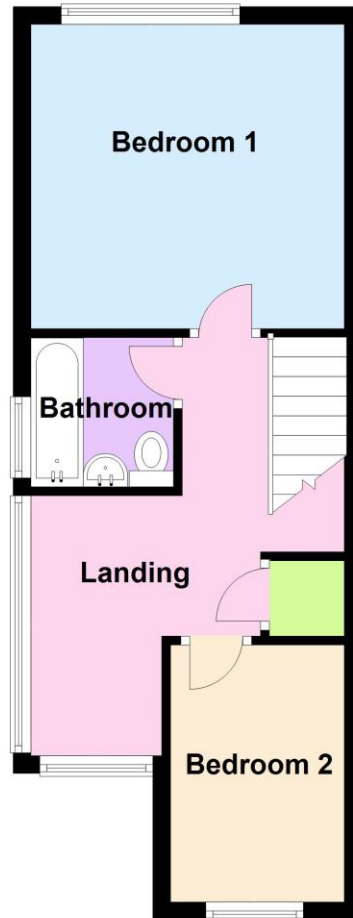
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 7/08/2020 We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate HM Government

12, Burton Street, LOUGHBOROUGH, LE11 2DT

Dwelling type: Semi-detached house Reference number: 0479 2812-7888-2550-2555
 Date of assessment: 12 August 2020 Type of assessment: RdSAP existing dwelling
 Date of certificate: 16 August 2020 Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which 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:	£ 1,977
Over 3 years you could save	£ 366

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,221 over 3 years	£ 1,191 over 3 years	
Hot Water	£ 567 over 3 years	£ 231 over 3 years	
Totals	£ 1,977	£ 1,611	You could save £ 366 over 3 years

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 microgeneration.

Energy Efficiency Rating

Current: 86 Potential: 96

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 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (solid floor)	£4,000 - £9,000	£ 99
2. Insulation for water cylinder insulation	£15 - £20	£ 152
3. Solar water heating	£4,000 - £9,000	£ 135

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyservice.org.uk or call telephone 800 444283. This Green Deal only enables you to make your home warmer and cheaper to run.

Page 1 of 4