



**15 CEDAR ROAD, LOUGHBOROUGH,
LEICESTERSHIRE LE11 2AB**



PRICE: £174,950

Situated within easy reach of Loughborough's town centre and local community routes. This three bedroom semi-detached property is situated at the end of this popular cul-de-sac. The accommodation itself comprises of an entrance hall, lounge through to dining room, kitchen, three bedrooms, family bathroom and separate W.C. Gardens to both front and rear and off road parking. The rear garden overlooks the Great Central Railway. There are scopes subject to relevant permissions to extend the property. Energy rating of E.

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Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. UPVC double-glazed window to side of the elevation. Ceiling light point. Two heaters. Understairs storage cupboard. internal doors giving access to:-

LOUNGE: 3.43m x 3.3m (11' 3" x 10' 10") Walk in bay window to the front elevation. Ceiling light point. Timber flooring. Fire. Sliding doors leading to:-

DINING: 3.61m x 3.45m (11' 10" x 11' 4") UPVC double-glazed patio door to the rear elevation. Ceiling light point. Fireplace.

KITCHEN: 2.72m x 2.11m (8' 11" x 6' 11")
Comprises of base units with inset double sink. Space for oven and washing machine. UPVC double-glazed window to the rear and side elevation and UPVC double-glazed door to the side. Ceiling strip light.

FIRST FLOOR LANDING: UPVC double-glazed window to the side elevation. Ceiling light point. Internal doors leading through to:-

BEDROOM ONE: 3.43m x 3.33m (11' 3" x 10' 11")
Walk in UPVC double-glazed bay window to the front elevation. Ceiling light point.

BEDROOM TWO: 3.38m x 3.45m (11' 1" x 11' 4")
UPVC double-glazed window to the rear elevation. Ceilings light point.

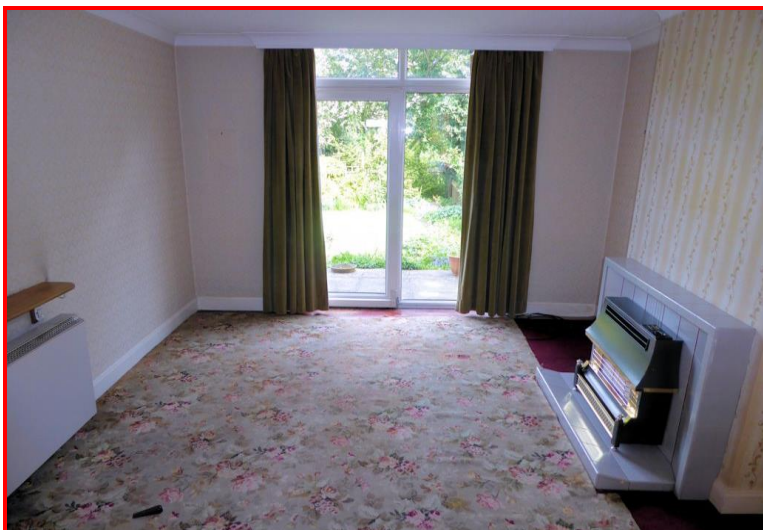
BEDROOM THREE: 2.39m x 1.83m (7' 10" x 6' 0")
UPVC double-glazed window to the front elevation. Ceiling light point. Loft access hatch.

W.C: W.C. UPVC double-glazed window to the side elevation. Ceiling light point.

FAMILY BATHROOM: Comprises of a two piece suite to include a bath and wash hand basin. UPVC double-glazed window to the rear elevation. Ceiling light point. Built-in cupboard housing the properties emersion cylinder and water tank.

OUTSIDE: To the front, there is off road parking to the left hand side and a small court yard garden to the front. There is access down to the side of the property from the street to the rear garden which is mainly laid to lawn with mature planting borders. Inset low level fencing to the rear overlooking the Great Central Railway.

DIRECTION NOTE: From our office proceed in a southerly direction on the Leicester Road and continue for a short distance and shortly before leaving the town turn left onto Cedar Road where number 15 can be located at the bottom of the cul-de-sac on the right hand side.



SERVICES: Mains gas, water and electricity are connected. 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.

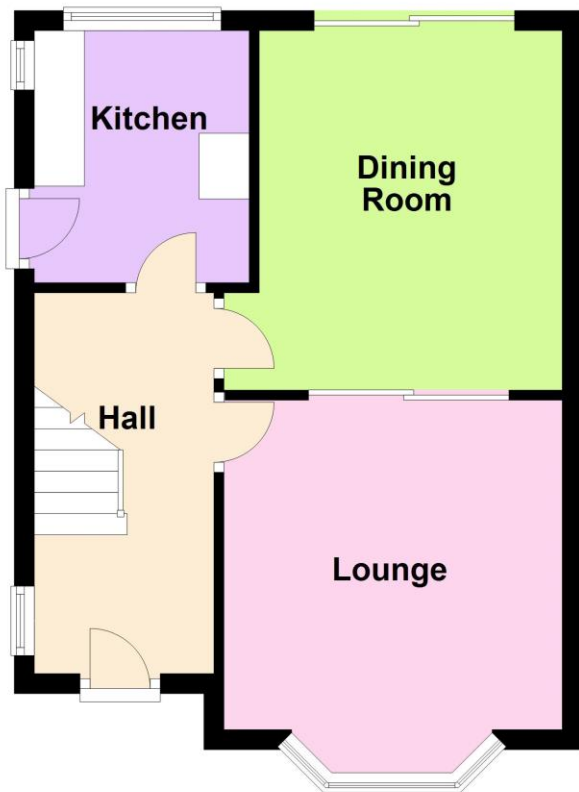
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING: Strictly by prior appointment through ourselves.

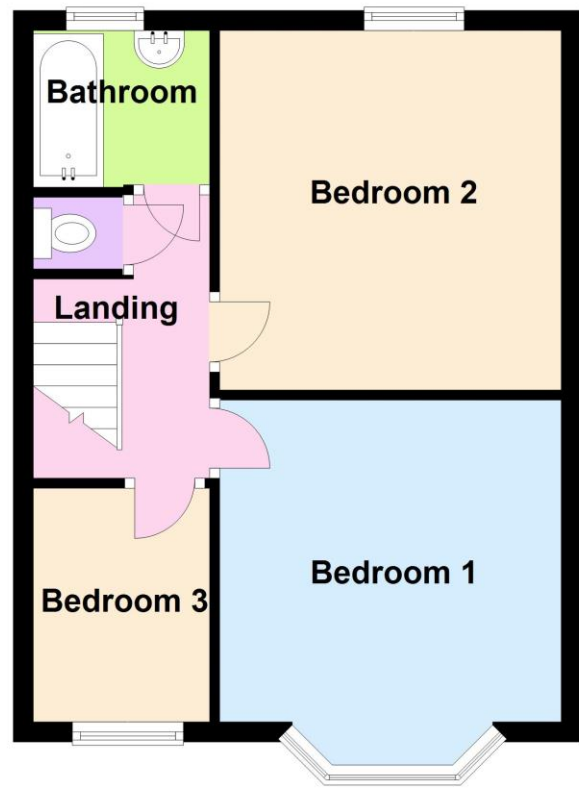
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 24/05/2019. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate



15, Cedar Road, LOUGHBOROUGH, LE11 2AB

Dwelling type: Semi-detached house

Date of assessment: 04 May 2019

Date of certificate: 06 May 2019

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

Reference number: 8881-7320-6270-7454-0902

Type of assessment: RdSAP: existing dwelling

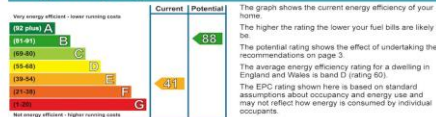
Total floor area: 91 m²

Estimated energy costs of dwelling for 3 years:	£ 5,427
Over 3 years you could save	£ 3,876

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 219 over 3 years	
Heating	£ 4,063 over 3 years	£ 1,116 over 3 years	
Hot Water	£ 1,101 over 3 years	£ 216 over 3 years	
Totals	£ 5,427	£ 1,551	You could save £ 3,876 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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £350	£ 105
2. Internal or external wall insulation	£4,000 - £14,000	£ 1,401
3. Floor insulation (suspended floor)	£800 - £1,200	£ 420

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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