



DRAFT DETAILS

**119 GRIFFIN CLOSE, SHEPSHED, LOUGHBOROUGH,
LEICESTERSHIRE, LE12 9QQ**



PRICE: £124,950

Situated within the increasingly popular village of Shepshed, we are offering this deceptively spacious two bedroom terraced house to the market. The property comprises of a Lounge, Dining Room and Kitchen to the ground floor and two double Bedrooms and a Shower Room to the first floor. Outside there is a small lawned area to the front and a yard with planting borders to the sides. There is also a single garage. The location of the house means that it benefits from being within easy access to local commuter routes as well as the M1 motorway. The property would make an ideal purchase for those looking to take their first steps onto the property ladder or a buy to let investment. Energy Rate C.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: Staircase leading off to the first floor accommodation. Ceiling light point. Central heating radiator. Door into: -

LOUNGE: 4.01m x 3.84m (13' 2" x 12' 7") UPVC double-glazed window to the front elevation. Ceiling light point. Two central heating radiators. Feature fireplace with . Built in storage cupboard. Internal door giving access to: -

DINING ROOM: 3.68m x 2.46m (12' 1" x 8' 1") UPVC double-glazed window and door to the rear elevation overlooking the garden. Ceiling light point. Central heating radiator. Under stair storage cupboard. Further internal door giving access to: -

KITCHEN: 3.96m x 2.39m (12' 0" x 7' 10") Comprises of a matching range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer and mixed tap over. Four ring gas hob with oven under and extractor fan over. Built-in larder style fridge freezer. Space for plumbing and washing machine. UPVC double-glazed window to the rear elevation. Two ceiling light points. Heated ladder effect towel rail.

LANDING: Ceiling light point. Loft access hatch. Built-in wardrobe. Further cupboard housing the property's pre-lagged immersion cylinder and slatted shelving. Internal doors giving access to:-

BEDROOM 1: 4.06m x 3.56m (13' 4" x 11' 8") Two UPVC double-glazed windows to the front elevation. Ceiling light point. Central heating radiator. Overstairs storage cupboard.

BEDROOM 2: 2.49m x 4.04m (8' 2" x 13' 3") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

SHOWER ROOM: Comprises of a three piece suite to include walk-in shower cubicle with electric shower. W.C. and wash hand basin inset to vanity unit with storage cupboard. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Chrome heated ladder effect towel rail.

OUTSIDE: The property's frontage is mainly laid to lawn with a slab walkway leading to the property's front door. The rear garden is laid to low maintenance slatted patio with planting borders to the side and rear. The garden is enclosed by paneled fencing with personal access gate to the rear giving access to the property's parking space and garage.



DIRECTIONS: From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take the right hand turn into Southfields Road. Follow Southfields Road along taking following the road around to the right and turning left onto Forest Road. Proceed along Forest Road until reaching the traffic island junction with Epinal Way and taking the third exit onto Epinal Way. Proceed past the university to the next traffic island junction. Take the first exit onto the A512. Proceed along the A512 for some distance, going straight over at the traffic island junction with the M1. At the second set of traffic lights, take the right hand turn into Charnwood Road. On Charnwood Road, take the first left hand turn onto Anson Road. Continue along where Griffin Close will be located on the right hand side where 119 can be located on the right hand side.

SERVICES: We understand mains Electricity, Gas, Water and Drainage services are connected to the property. Freckeltons have not tested the services and appliances and interest parties should make their own investigations.

TENURE/POSSESSION: The property is freehold subject to a service charge and vacant possession can be given upon completion of a purchase.

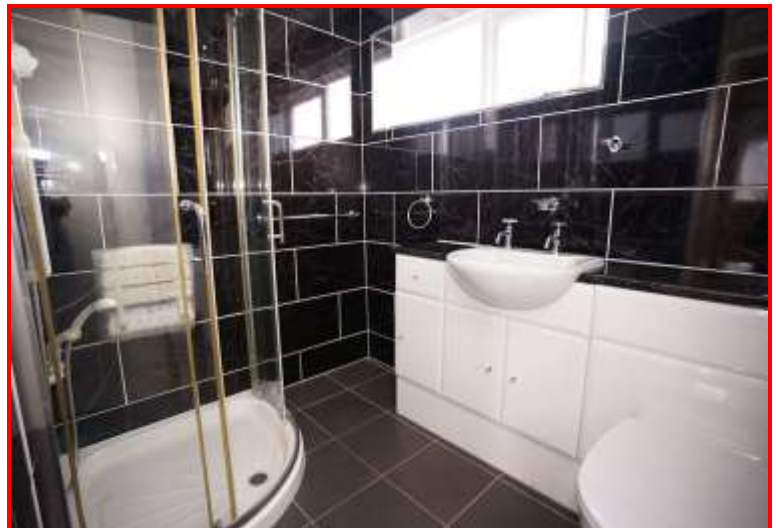
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151.

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.

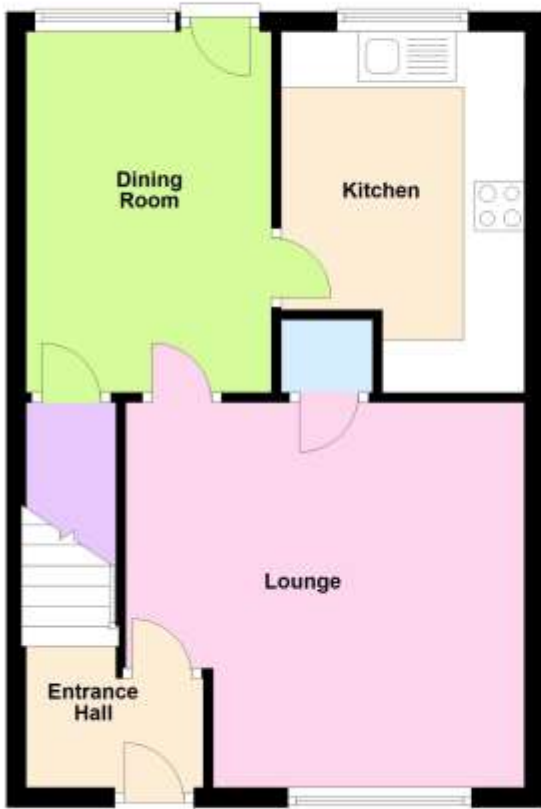
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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 1st November 2021. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate

108, 107th Cress, Bognor, CO104B000000000000, L012 9000

Building type: 4th floor office
 Date of assessment: 12 June 2012
 Date of certificate: 12 June 2012

Reference number: 8180-8180-8180-8180-8180
 Type of assessment: 100% full building dwelling
 Total floor area: 11 sq'

Use this document to:

- Compare current energy efficiency to see which properties are more energy efficient
- Find out how you can save money and money by taking improvement measures

Estimated energy costs of heating for 3 years | £1,076

Estimated energy costs of cooling for 3 years | £000

Estimated energy costs of hot water

Category	Current rating	Estimated costs	Potential rating
Lighting	4 (D) over 3 years	£126 over 3 years	4 (D) over 3 years
Heating	4 (D) over 3 years	£1,076 over 3 years	4 (D) over 3 years
Hot water	4 (D) over 3 years	£126 over 3 years	4 (D) over 3 years
Total	4 (D) over 3 years	£1,328	4 (D) over 3 years

These figures show how much the average household could spend on the property for heating, lighting and hot water. They exclude energy use for hot air, appliances like TVs, computers and cookers, and any electricity generated by the premises.

Energy Efficiency Rating

This 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 implementing the recommendations on page 2. The average energy efficiency rating for a dwelling in England and Wales is Band D (rating 62).

How much you can save by some money and money your home more efficient

Recommended measures	Reduction cost	Typical savings over 3 years	Benefits and other notes	
1. Floor insulation	£600	£1,000	£100	£100
2. Low energy lighting for all fixed outlets	£20	£20	£20	£20
3. Hot water heating	£1,000 - £2,000	£100	£100	£100

See page 2 for a full list of recommendations for this property.

This report is valid for 10 years from the date of assessment. It is not valid for properties with a different type of heating system or a different type of hot water system. For more information, visit www.epec.gov.uk or call 0800 544 0800.

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