



DRAFT DETAILS

43 JUDGES STREET, LOUGHBOROUGH, LEICESTERSHIRE, LE11 1RU



PRICE: £134,950

Situated within easy access of Loughborough's town centre and local commuter routes, this two bedroom mid-terraced house, that has recently been re-carpeted and redecorated, is offered to the market. Briefly, the accommodation comprises of a lounge, dining room and kitchen to the ground floor and two bedrooms and a bathroom to the first floor. There is on-street parking to the front of the property and a low maintenance garden to the rear. The property would make for an ideal purchase to help those looking to take their first steps onto the property ladder. Energy Rate D.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

LOUNGE: 3.61m x 3.2m (11' 10'' x 10' 6'') UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator. Door to:

DINING ROOM: 3.61m x 3.2m (11' 10'' x 10' 6'') Door to cellar. Staircase rising to first floor. UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Door to:

KITCHEN: 2.67m x 1.98m (8' 9'' x 6' 6'') Comprising of a range of base and eye level units with fitted work surface. Inset sink with side drainer and mixer tap over. UPVC double glazed window and door to side elevation. Ceiling light point. Housing the central heating boiler.

LANDING: Ceiling light point. Doors to

BEDROOM 1: 4.01m x 3.58m (13' 2'' x 11' 9'') UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 3.68m x 3.05m (12' 1'' x 10') UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Over stairs storage cupboard.

BATHROOM: Comprising of a green three piece suite to include: Panelled bath with shower attachment over. Wash hand basin. W/C. Airing cupboard housing the hot water cylinder. UPVC double glazed window to rear elevation.

OUTSIDE: The property sits flush fronted to the pavement with access to the rear via a shared passageway. The rear garden is mainly laid to lawn with walkway to the left hand side.

DIRECTIONS: From our office proceed in a Southerly direction on the A6 Leicester Road. At the traffic lights turn left onto King Street. Follow King Street along and then turn left onto Empress Road. Judges Street is the third turning 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 interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property is Freehold and subject to an Assured Shorthold Tenancy currently generating £550.00 per month. The tenant has been served with a notice in order to assist with the sale and are currently due to leave at the end of August. If any purchaser wishes for the tenant to remain in situ, the notice can be rescinded.

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 i.e. 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 20/02/2021. We are members of The Property Ombudsman scheme.





Energy Performance Certificate

43, Judges Street, LOUGHBOROUGH, LE11 1RU

Reference number: 8005-5347-5322-5426-6503
 Date of assessment: 24 June 2020
 Type of assessment: RUSAP - existing dwelling
 Date of certificate: 28 June 2020
 Total floor area: 76 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: £ 2,772

Over 3 years you could save: £ 735

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 2,200 over 3 years	£ 1,620 over 3 years	You could save £ 735 over 3 years
Hot Water	£ 388 over 3 years	£ 234 over 3 years	
Totals	£ 2,772	£ 2,037	

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

Very energy efficient - lower heating bills	Current	Potential
A (91-100)	D (55-65)	B (81)
B (81-90)		
C (69-80)	E (45-55)	D (65)
D (55-65)		
E (39-54)	F (21-38)	E (55)
F (21-38)		
Very energy efficient - higher heating bills	G (1-10)	H (1-10)

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 occupants.

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

Recommended measure	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 420
2 Floor insulation (solid floor)	£4,000 - £9,000	£ 90
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 78

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

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