



DRAFT DETAILS

**52 KING STREET, SILEBY,
LEICESTERSHIRE, LE12 7NA**



PRICE: £124,950

A two bedroom Victorian mid-terraced property currently benefitting from an Assured Shorthold Tenancy bringing in £4,980 per annum. It sits flush fronted to the pavement. An entrance door leads through to a lounge which then leads through to a dining kitchen with a staircase leading to the first floor. To the rear, there is a lobby and downstairs bathroom. To the first floor, there are two double bedrooms. The rear garden is accessed via a right of way across other properties to the right where there is a small patio area to the rear with further standing for timber store or lawned area to the right hand side. Energy Rating of D.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

LOUNGE: 3.33m x 3.33m (10' 11" x 10' 11") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Fire. Internal door gives access to :-

INNER HALLWAY: Understairs storage cupboard. Opens into: -

KITCHEN: 3.33m x 3.33m (10' 11" x 10' 11") Comprising of a range of base and eye level units with roll edge worksurface. Inset stainless steel sink and side drainer. Space and plumbing for washing machine and oven. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Staircase rising off to the first floor accommodation. Internal door giving access to: -

LOBBY: UPVC double-glazed door to the side elevation. Ceiling light point. Central heating radiator. Loft access hatch. Storage cupboard. Internal door giving access to: -

BATHROOM: Comprising of a three piece suite to include panelled bath, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Storage cupboard housing the property's Eye Mini combination boiler.

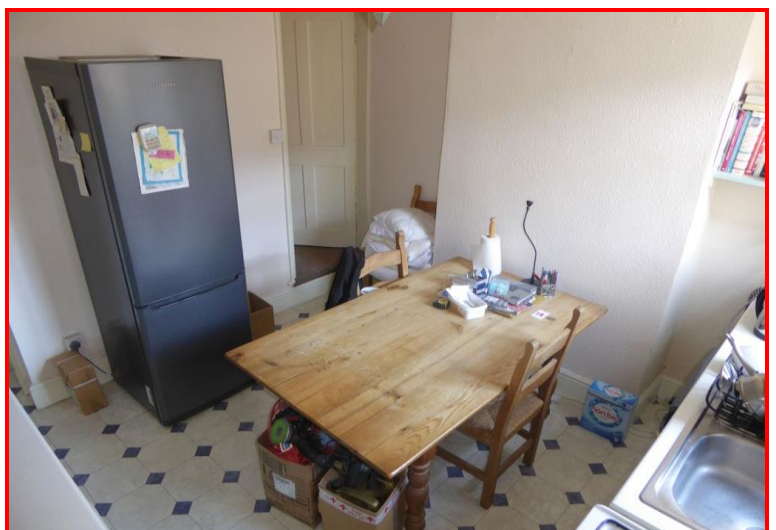
LANDING: Ceiling light point. Doors to: -

BEDROOM 1: 3.33m x 3.33m (10' 11" x 10' 11") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 3.33m x 3.33m (10' 11" x 10' 11") UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Overstairs storage cupboard.

OUTSIDE: The property sits flush fronted to the road with access to the rear, which has a concrete patio to the immediate rear of the property along with the rest of the garden being laid to low maintenance pea gravel with panel fencing. The garden is open and shared with several other properties.

DIRECTIONS: Proceed from our office in a southerly direction on the A6 Leicester Road and continue for some distance until reaching the traffic island junction with the A6 bypass. Take the second exit onto the bypass and continue along over the roundabout and take the exit as signposted for Mountsorrel and Sibley. At the 'T' junction, turn left onto Mountsorrel Lane and continue along to the 'T' junction and turn right into Sibley. Take the first left onto King Street where shortly after passing the railway bridge, Number 37 can be located on the right hand side.



NOTICE TO PURSHASER: Under the Estate Agency Act 1979, please be aware that the Vendor at this property is a connected party.

SERVICES: All 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 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 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.

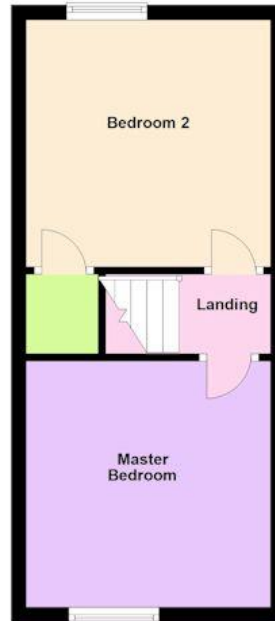
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 05/12/2018. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate HM Government

52, King Street, Sliagh, Loughborough, LE12 7HA
 Building type: Mid-terrace house Reference number: 0158-0000-1017-0001-0003
 Date of assessment: 05 March 2013 Type of assessment: Full EPC (existing building)
 Date of certificate: 05 March 2013 Total floor area: 62.00 m²

Use this document to:
 1. Compare current energy efficiency to see which properties are more energy efficient
 2. Find out how you can save energy and money by taking improvement measures

Estimated energy costs of heating for 3 years: £1,209
 Over 3 years you could save: £ 363

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 233 over 3 years	£ 103 over 3 years	
Heating	£ 1,455 over 3 years	£ 1,205 over 3 years	
Hot Water	£ 256 over 3 years	£ 168 over 3 years	
Total	£ 1,944	£ 1,476	

These figures show how much the average household would spend in this property for heating, lighting and hot water over a 3-year period based on typical householders. These numbers are only for heating, lighting and hot water and do not include energy used by electrical appliances. This includes energy used for cooking, entertainment, TV, PCs, computers and mobile phones. An average household generates 100kg of CO₂ per year.

Energy Efficiency Rating



Key findings you can take to save money and make your home more efficient

Recommended measure	Maximum cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 120
2 Floor insulation	£600 - £1,200	£ 64
3 Low energy lighting for all fixed outlets	£60	£ 10

See page 3 for a full list of recommendations for this property.
 This EPC is valid for 10 years from the date of issue. The current EPC may include a date when you should have your energy audit carried out. The Green Deal may enable you to finance and improve energy efficiency in your home.

