



## **DRAFT DETAILS**

**36 PERRY GROVE, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 2NH**



**PRICE: £179,950**

Situated within easy reach of Loughborough's town centre, Freckeltons offer this Two Bedroom Semi Detached House to the market. In brief, the accommodation comprises of a Lounge and Kitchen to the ground floor and two Bedrooms and a family Bathroom to the first floor. There is Off-Road parking for multiple vehicles to the front as well as a Garden to the front and rear. The house is located within short distance of the A6 which allows Leicester and Derby to be reached with relative ease. Perry Grove is also located within close proximity to the Tesco Extra Superstore as well as other amenities. The property is currently let to a long term tenant with the tenancy due to come to an end at the end of May. The property would be ideal for a Buy to Let Investor or a First Time Buyer. 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:** Ceiling light point. Central heating thermostat. Tiled flooring. Internal doors giving access to

**LOUNGE:** 4.06m x 3.81m (13' 4'' x 12' 6'') UPVC double-glazed window to the side elevation. Two ceiling light points. Central heating radiator. Feature fireplace with mantel, hearth and inset gas fire. Staircase rising off to the first floor accommodation.

**KITCHEN:** 3.02m x 2.69m (9' 11'' x 8' 10'') Comprising a matching range of base and eye level units with roll edge worksurface. Inset stainless steel sink with side drainer and mixer tap over. Integrated gas four ring hob with oven under and extractor hood over. Fridge. Separate freezer and washing machine. UPVC double-glazed window to the side elevation. Ceiling strip light. Central heating radiator. Storage cupboard off which houses the property's Ideal Classic central heating boiler with control panel and also provides a good storage area.

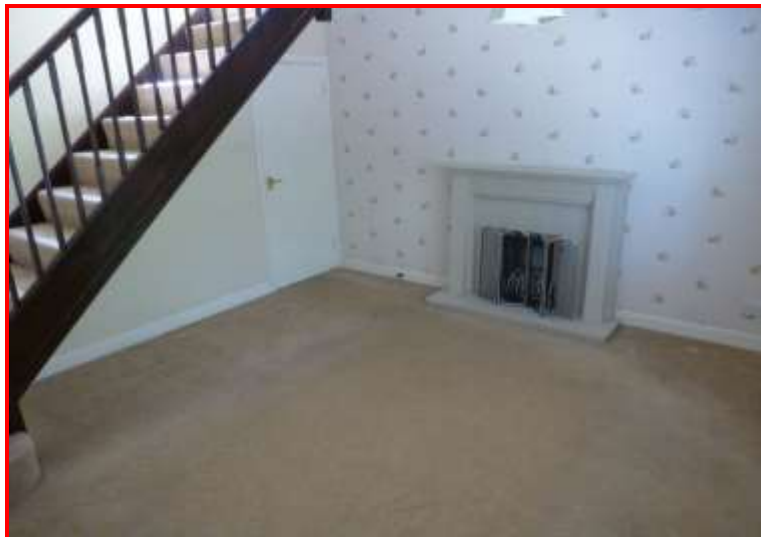
**LANDING:** UPVC double-glazed window to the front elevation. Ceiling lightpoint. Loft access hatch. Internal doors give access to: -

**BEDROOM 1:** 4.06m x 2.74m (13' 4'' x 9' 0'') UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

**BEDROOM 2:** 2.77m x 2.21m (9' 1'' x 7' 3'') UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Overstair storage cupboard housing the property's lagged immersion cylinder with slatted shelving and storage area.

**BATHROOM:** Comprises of a three piece suite to include panel bath with Mira shower attachment over, WC and wash hand basin. Obscure UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Shaver socket.

**OUTSIDE:** To the front, there is a shaped lawn with planting border. Tarmac driveway to the right hand side leads to the side and rear garden. The drive continues through to the rear of the garden. The rest of the garden is laid to a slabbed patio area to the side and immediate rear of the property with feature low retaining brick wall. From this, there is an 'L' shaped lawn with planting border adjacent to the brick wall. Low maintenance pea gravel area to the left hand side. The garden is enclosed by panelled fencing with access gate leading out. Outside water tap and double power point.



**DIRECTIONS:** From our office, proceed in a southerly direction along the A6 Leicester Road. At the first traffic lights, turn right onto Southfield Road. Follow the road around and move over into the left hand lane, following the road round onto Park Road and almost immediately after at the mini traffic island junction, take the second exit onto Beacon Road. Continue along Beacon Road and at the traffic island junction with Epinal Way, take the second exit onto Epinal Way. Proceed along Epinal Way over the next traffic island junction with Park Road, past McDonalds on the left hand side. After passing through the traffic lights, take the left hand turn onto Bainbridge Road. Follow the road along for some distance and taking the eventual right hand turn onto Perry Grove. At what appears to be a 'T' junction, take the left hand turn and proceed to the bottom of the cul-de-sac where Number 36 is easily identified.

**PURCHASER'S NOTE:** Please note that these pictures were taken before the current tenant moved in. They were taken in 2014 and are for illustrative purposes only.

**SERVICES:** We understand mains Electricity, Gas, Water and Drainage services. 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. The property is currently tenanted and the tenancy is due to end on 31<sup>st</sup> May 2022.

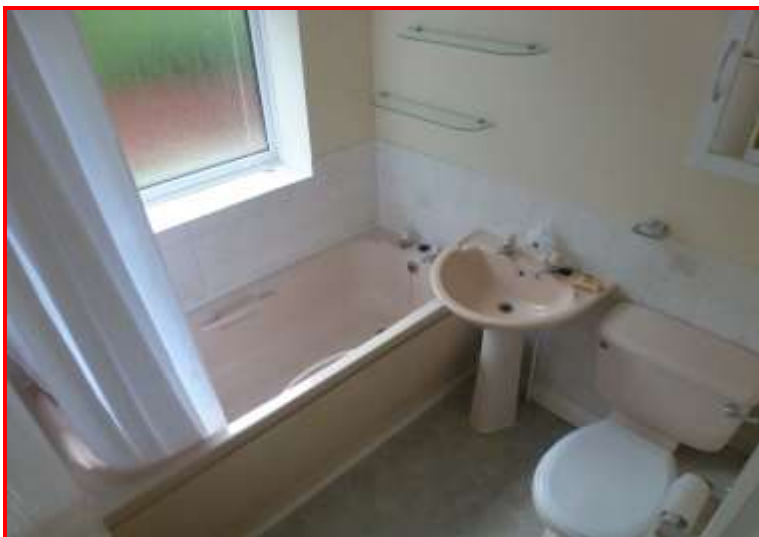
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**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.

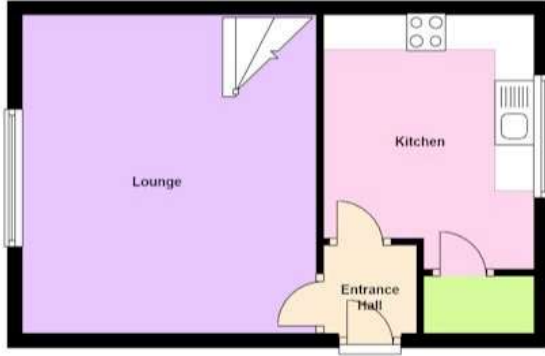
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors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

**VIEWING:** Strictly by prior appointment through ourselves.

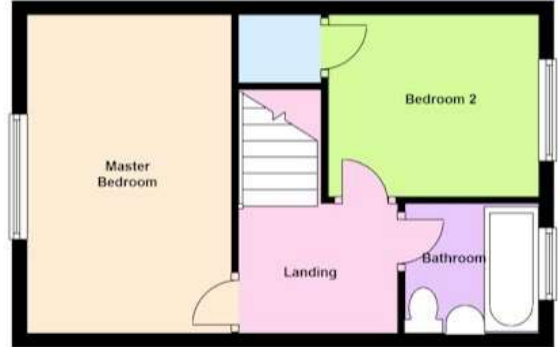
**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set 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 12<sup>th</sup> May 2022. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



**Energy performance certificate (EPC)**

100% Satisfaction 100% Customer Service 100% Value	<b>Energy rating</b> <b>C</b>	100% Call 100% Money Back 100% Satisfaction 100% Customer Service 100% Value
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Property type: **2 Beds apartment house**

Total floor area: **60 square metres**

**Rules on letting this property**

Properties can be let only if they have an energy rating from A to E.

If this property is used for 10, it cannot be let unless an exemption has been registered. You can find guidance on grounds for the exemption and exemptions [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/240000](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/240000)

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

See [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/240000](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/240000) for more information on how to improve your energy efficiency.

The graph shows the property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a colour. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales, the average energy rating is D, the average energy score is 69.

