



DRAFT DETAILS

**56 RING FENCE, SHEPSHED, LOUGHBOROUGH, LEICESTERSHIRE
LE12 9HY**



PRICE: £124,950

Freckeltons are pleased to offer this two bedroom, mid terraced house situated in the popular village of Shepshead. The house sits within walking distance to the village centre and therefore is of easy access to local amenities as well as transport links to Nottingham, Leicester, Derby and East Midlands Airport. Briefly, the accommodation comprises of an open plan Lounge and Dining area and Kitchen to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Outside, there is a small yard area at the front and a yard area at the rear. The property benefits from central heating and double glazed windows throughout. This would be an ideal purchase for those looking for a buy-to-let investment or for those that are looking to make their first steps on the property ladder. Energy Rate F.

THINKING OF SELLING?

For a **FREE VALUATION** of your property without obligation

RING FRECKELTONS on 01509 214564

Residential Sales

ACCOMMODATION:

LOUNGE AREA: 3.53m x 3.35m (11' 7" x 11' 0")
UPVC double glazed door and window to the front elevation. Ceiling light point. Central heating radiator. Cupboard housing the properties' electric and gas meters and the consumer unit. Open way to:

DINING AREA: 3.65m x 3.2m (12' 6" x 10' 6")
UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Feature fireplace. Staircase rising to first floor accommodation. Door through to:

KITCHEN: 3.79m x 1.78m (12' 5" x 5' 10")
Comprising of a range of base and eye level units and roll edge work surface with an inset one and a half bowl sink and side drainer. Inset oven and gas hob. Space and plumbing for washing machine and fridge. UPVC double glazed door and window to side elevation. Ceiling light point. Central heating radiator.

FIRST FLOOR:

LANDING: Ceiling light point. Central heating radiator. Doors through to:

BEDROOM 1: 3.79m x 3.35m (12' 5" x 11' 0")
UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 3.68m x 2.85m (12' 1" x 9' 4") UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator. Feature fireplace. Built in cupboard. Loft access hatch.

BATHROOM: 2.57m x 1.78m (8' 5" x 5' 10")
Comprises of a white four piece suite to include, Bath with shower attachment, shower cubicle, W.C and wash hand basin. UPVC obscure double glazed window to rear elevation. Ceiling light point. Heated ladder effect towel rail. Houses the properties' Worcester central heating combination boiler.

OUTSIDE: To the front, there is a small yard. There is a shared access alleyway that leads to the rear which is mainly patio. There is a right of way which allows the neighbouring properties to pass through to access the alleyway. There is a hard standing for both a timber store and a greenhouse. There is also a small planting area.



DIRECTIONS: From our office, proceed in a southern direction along the A6, Leicester Road. At the second set of traffic lights, turn left onto Southfield Road and follow the road bending to the right and then onto Forest Road. Proceed along Forest Road until you reach the roundabout at which the 3rd exit onto A6004 Epinal Way. Proceed along Epinal Way until reaching the next roundabout, taking the first exit onto A512 Ashby Road. Proceed along the A512 Ashby Road for some distance going straight over at both proceeding roundabouts. Go straight over at the first crossroad and at the second, turn right onto Charnwood Road. Proceed along Charnwood Road for a short distance taking the fifth right turn onto Ring Fence where number 56 can be located on the left hand side and identified by our "For Sale" board.



SERVICES: We understand there are mains gas, electric water and drainage services 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

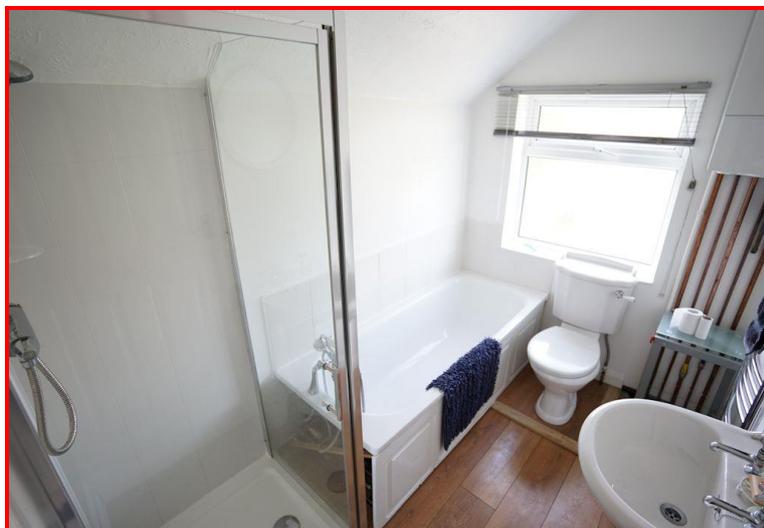
PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.



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 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 14th August 2020. We are members of The Property Ombudsman scheme.





Energy Performance Certificate

56, Ring Fence, Shepshed, LOUGHBOROUGH, LE12 9HY

Dwelling type: Mid-terrace house Reference number: 0929-2813-7572-9524-3161
 Date of assessment: 27 March 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 March 2014 Total floor area: 67 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:	£ 4,695
Over 3 years you could save	£ 2,619

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 126 over 3 years	You could save £ 2,619 over 3 years
Heating	£ 3,456 over 3 years	£ 1,713 over 3 years	
Hot Water	£ 1,050 over 3 years	£ 237 over 3 years	
Totals	£ 4,695	£ 2,076	

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

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	28	
G (1-20)		

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 measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,137
2 Floor insulation	£300 - £1,200	£ 198
3 Increase hot water cylinder insulation	£16 - £30	£ 258

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

