



DRAFT DETAILS

**118 STATION STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 5EG**



PRICE: £114,950

This two bedroom terraced house is set within easy reach of the town centre. There is permit parking to the front and the garden to the rear. The property offers accommodation to the lounge, dining room with under stairs cupboard off, fitted kitchen, two double bedrooms, and family bathroom to the first floor. This property currently has a tenant in situ who is currently paying £345 per calendar month. This property would suit a buy to let investment. Energy Rate D.

THINKING OF SELLING?

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

Residential Sales

ACCOMODATION:

LOUNGE: 3.45m x 3.25m (11' 4" x 10' 8") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiators. Internal doors leading into:-

DINING ROOM: 3.58m x 3.81m (11' 9" x 12' 6") UPVC double-glazed windows to the rear elevation. Central heating radiator. Feature fire place. Under stairs cupboard. Staircase rising to the first floor. Door leading into:-

KITCHEN: (3.0m x 1.8m (9' 10" x 5' 11")) Recently refitted which comprises of a range of base eye and level units with roll edge work-surface. Inset stainless steel sink and side drainer. Space and plumbing for washing machine, dishwasher and oven. UPVC double-glazed window to the side elevation and UPVC door leading into the side of the property to the outside. Ceiling light point.

FIRST FLOOR LANDING: Ceiling light point. Internal doors leading into:-

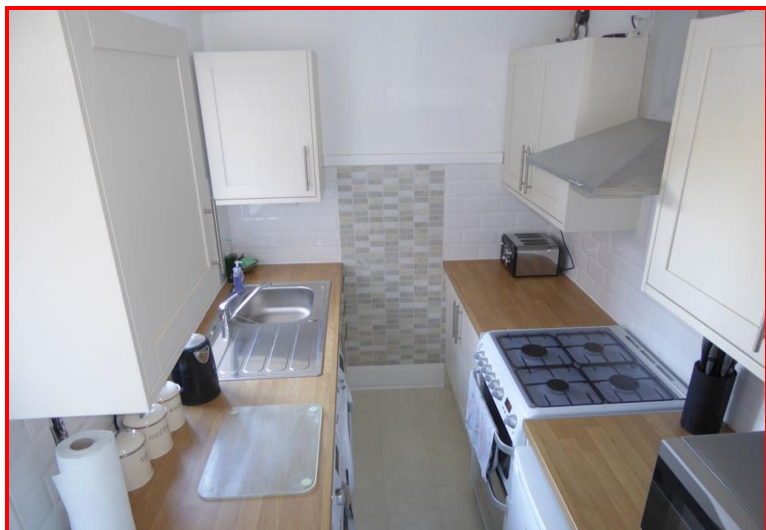
BEDROOM ONE: 3.99m x 3.45m (13' 1" x 11' 4") UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM TWO: 3.8m x 2.7m (12' 7" x 8' 11") UPVC double-glazed window to the rear elevation. Central heating radiator. Central heating radiator. Ceiling light point. Overstairs cupboard.

BATHROOM: 3.0m x 1.78m (9' 10" x 5' 10") Comprises of a three piece suite to include bath with hand shower attachments. W.C and wash hand basin. Double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Cupboard housing the central heating combination boiler.

OUTSIDE: The property sits flush fronted to the pavement and is accessed by an UPVC floor. The rear garden comprises of a low maintenance patio area as well as a stoned area and an artificial grass area to the back. There is also a shared area.

DIRECTIONAL NOTE: From our offices, proceed in a southerly direction on the A6/Leicester Road. At the traffic lights take the first left onto Barrow Road. Follow the road round carrying straight over at the traffic lights continuing along the A6 for a short distance. Approach a 'T' junction and turning left onto bridge Street. Turning right onto derby road, proceed along derby road where number 118 can be located on the right hand side.



SERVICES: All services are connected. 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 subject to an Assured Shorthold Tenancy and vacant possession will be given upon serving the relevant notice.

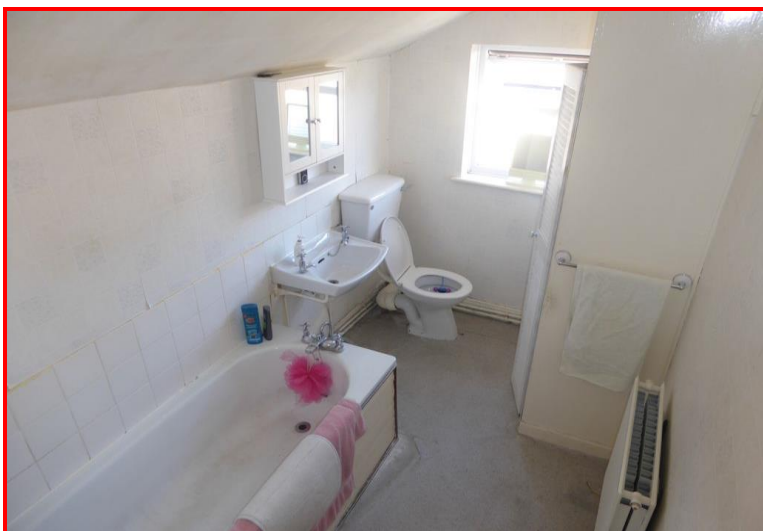
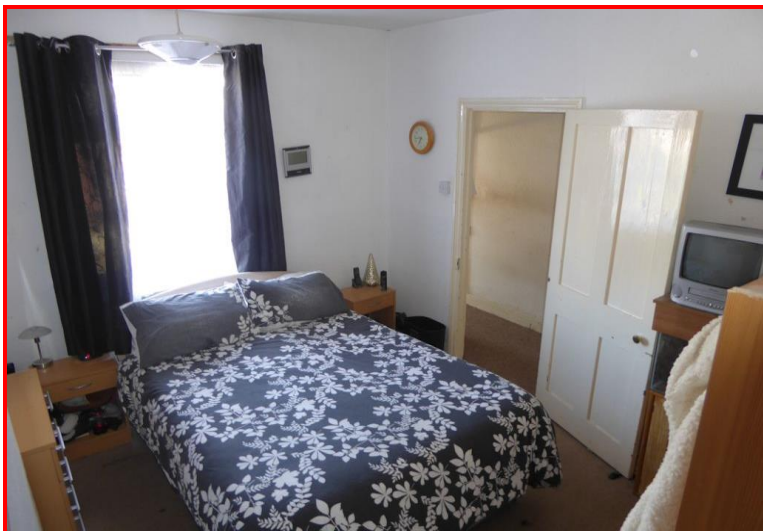
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

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.

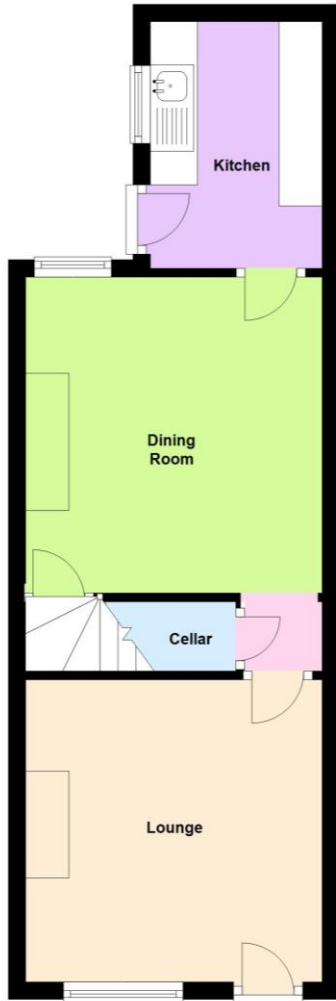
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING: Strictly by prior appointment through ourselves.

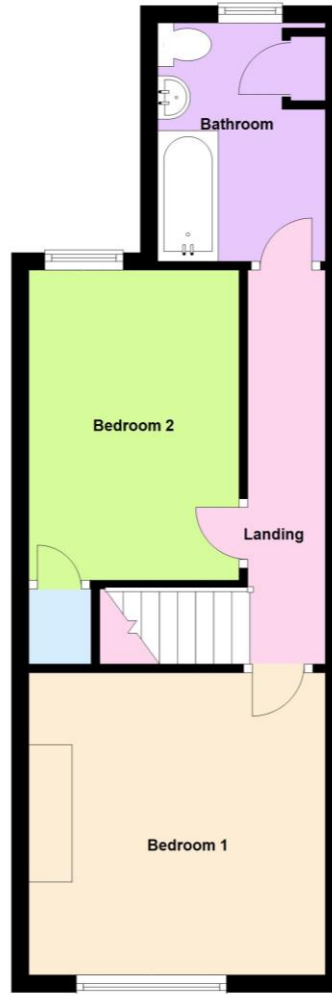
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 27/07/18. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Energy Performance Certificate



118, Station Street, LOUGHBOROUGH, LE11 0EG
 Dwelling type: Mid-terrace house
 Reference number: 9278-4095-7228-5558-7914
 Date of assessment: 15 August 2018
 Type of assessment: RESAP, existing dwelling
 Date of certificate: 15 August 2018
 Total floor area: 75 m²

Use this document for:

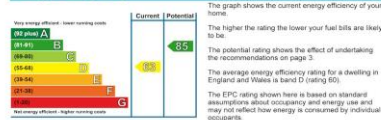
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years. | £ 2,378 |
| Over 3 years you could save | £ 783 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|-----------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 182 over 3 years | £ 182 over 3 years | |
| Heating | £ 1,932 over 3 years | £ 1,299 over 3 years | You could save £ 783 over 3 years |
| Hot Water | £ 203 over 3 years | £ 195 over 3 years | |
| Totals | £ 2,318 | £ 1,676 | |

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



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

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|------------------|------------------------------|
| 1. Insulate or external wall insulation | £4,000 - £14,000 | £ 64 |
| 2. Floor insulation (suspended floor) | £500 - £1,200 | £ 158 |
| 3. Solar water heating | £4,000 - £8,000 | £ 93 |

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call Energy Advice Line 0800 544 4344 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.