



DRAFT DETAILS

LEDBURY ROAD, LOUGHBOROUGH, LEICESTERSHIRE, LE11 2RT



£250,000

Located on the outskirts of Loughborough town, this three bedroom semi-detached dormer bungalow requires renovation, but has much to offer. With one off-road parking space available. Front garden that leads to a gated porch area with access to the garage and rear garden. The inside consists of a Lounge, Kitchen, one Bedroom/ Dining room and a Shower room. Two Bedrooms located on the first storey of the property, and a built in storage cupboard travelling length ways across the landing area. EPC rating D.

THINKING OF SELLING?

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

Residential Sales

KITCHEN: 3.23m x 2.41m (10' 7" x 7' 11") Accessed via an obscure main door. Base and eye level units with worktop with inset sink. Space and plumbing for washing machine, cooker and dishwasher. Boiler is installed above the sink. Utility storage room located at the rear of the room.



HALLWAY: 1.96m x 3.28m (6' 5" x 10' 9") Access to all downstairs rooms from this point. French doors located on the left side opposite the stairway.

LOUNGE: 5.74m x 3.3m (18' 10" x 10' 10") Window facing front. Fire place and a radiator installed.



LANDING: 3.33m x 1.75m (10' 11" x 5' 9") Access to both upstairs bedrooms with a built-in cupboard parallel to the stairs that travels length ways across the room.

BEDROOM ONE/ DINING ROOM: 3.76m x 3.3m (12' 4" x 10' 10"): Double glazed sliding door facing the rear garden. Wooden floor boarding installed.



BEDROOM TWO: 3.33m x 2.95m (10' 11" x 9' 8") Built-in cupboard which holds water tank inside. Window seat built in below window that faces the front.

BEDROOM 3: 4.9m x 2.59m (16' 1" x 8' 6") (These are maximum measurements and do not include the sloping pitched ceilings to parts of this room.) Roof slants on far end opposite the door length ways. Double glazed window opposite the door.



SHOWER ROOM: 2.11m x 2.06m (6' 11" x 6' 9") W/C, hand basin and walk in shower installed. Single window located above W/C

SERVICES: Gas, Electricity and mains water 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.

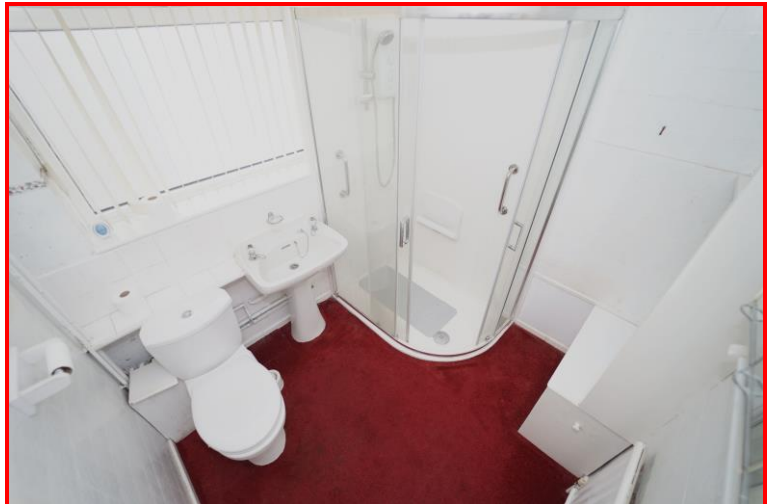
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151.

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.

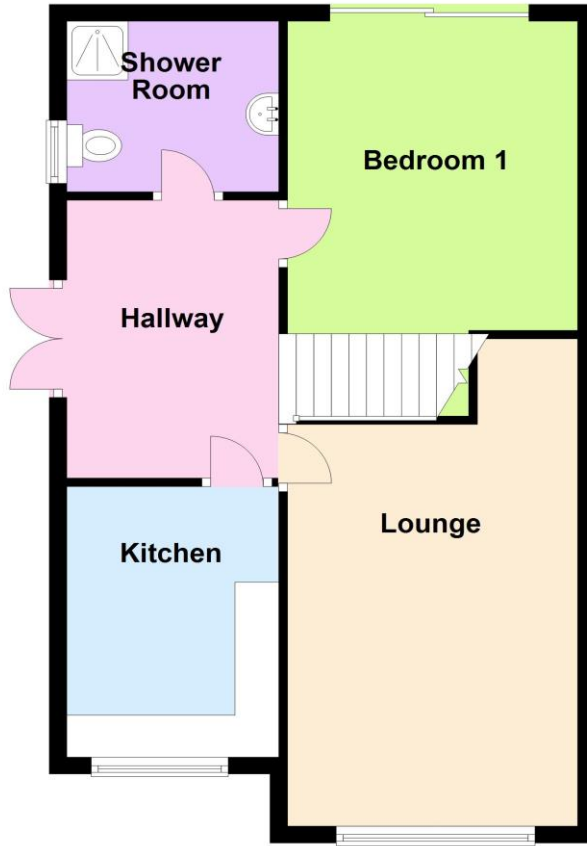
MONEY LAUNDERING: Under the Protecting against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being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

VIEWING: Strictly by prior appointment through ourselves.

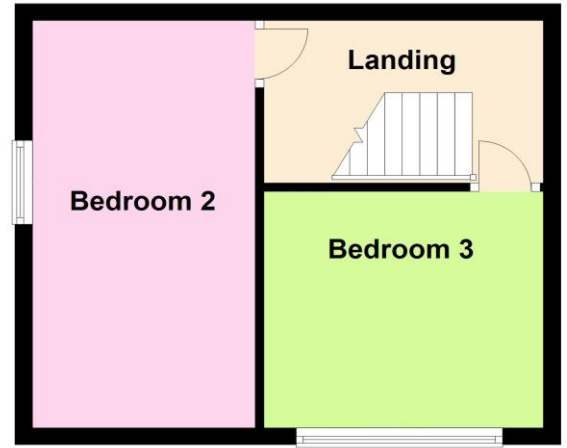
IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out 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 15th May 2024



Ground Floor



First Floor



Energy performance certificate (EPC)

8 Leithway Road LIDGBOROUGH LE11 3PT	Energy rating D	Valid until 12 May 2024
		Certificate number: 4824-2925-3300-3864-7292

Property type Semi-detached house

Total floor area 82 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-let-to-let-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/energy-ratings-for-let-to-let-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

