



## DRAFT DETAILS

3B NOTTINGHAM ROAD, LOUGHBOROUGH, LEICESTERSHIRE



**£65,000**

Situated on the outskirts of the Loughborough Town Centre, this space comprises of a Kitchen, two bedrooms with views to the rear courtyard and front, and a shower room. The courtyard offers its own storage Outhouse with two accessible doors. The property is located within vicinity of the Loughborough train station and local commuter routes. Energy Performance Rating G.

### THINKING OF SELLING?

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

**Residential Sales**

**KITCHEN: 2.57m x 2.08m (8' 5" x 6' 10")**

Comprises of UPVC double glazed windows, base and eye level units consisting of an electric hob and sink, wall mounted oven and four ceiling light points.



**ROOM ONE 4.19m x 3.71m (13' 9" x 12' 2")**

Comprises of timber single glazed bay window and a ceiling light point.



**ROOM TWO 3.68m x 3.63m (12' 1" x 11' 11")**

Comprises of UPVC double glazed windows and a ceiling light point.

**SHOWER ROOM 2.54m x 2.08m (8' 4" x 6' 10")**

Consisting of UPVC double glazed window facing front, hand wash basin and a corner walk-in shower.

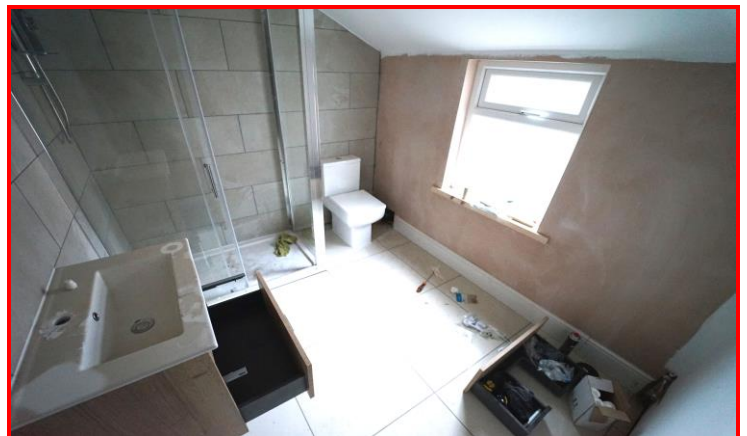


**SERVICES:** We understand the property to be connected to water and gas mains. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**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. Cash buyers only.



**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 17<sup>th</sup> December 2024 We are members of The Property Ombudsman scheme.



Energy performance certificate (EPC)																																		
28 NOTTINGHAM ROAD LIDCHURCH LE11 1QR	Energy rating <b>G</b>	Valid until 3 July 2031																																
	Property type Top-floor flat	Certificate number 218-8113-8517-2135-1800																																
	Total floor area 33 square metres																																	
<b>Rules on letting this property</b>																																		
<p><b>! You may not be able to let this property</b></p> <p>This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> (<a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a>).</p> <p>Properties can be let if they have an energy rating from A to E. You could make changes to <a href="#">improve this property's energy rating</a>.</p>																																		
<b>Energy rating and score</b>																																		
<p>This property's energy rating is G. It has the potential to be D.</p> <p><a href="#">See how to improve this property's energy efficiency.</a></p>		<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																
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