



DRAFT DETAILS

**NOOK CLOSE, SHEPSHED,
LOUGHBOROUGH, LE12 9DZ**



£90,000.00

We are pleased to present you this amazing two bedroom flat, located on the second floor with plenty of natural light. Situated on the edge of the popular village of Shepshed, in a quiet residential area. The property benefit easy access to the M1 motorway, only 15 minutes by car from Loughborough City centre and enjoys close proximity to bus stop for bus n127 that leads to Loughborough City Centre and Leicester City Centre. In brief the accommodation comprises of an entrance hall, loft access, lounge/diner, kitchen, a single bedroom, a double bedroom, family bathroom, plenty of in wall cupboards, a walk in cupboard, communal garden and off road parking spaces. Currently let at £670 per calendar month which brings in £8,040 per annum. Available with or without sitting tenant. Chain Free. This property is perfect for a first-time-buyer or a buy-to-let investor. Energy rate C.

THINKING OF SELLING?

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

Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Entrance with stairs.
Second Floor. Door on the right.

ENTRANCE HALL: One ceiling light point.
Cupboard on the left. Carpet fitted. Wall coat
hanger on right. Loft hatch. Loft access for extra
storage space.

CUPBOARD: Spacious walk in cupboard. One
ceiling light point. Carpet fitted.

LOUNGE: 6.27m x 2.97m (20' 7'' x 9' 9'')
Two ceiling light points. Two times central heating
radiators. Double glazed window facing the front.
Carpet and wallpaper fitted.

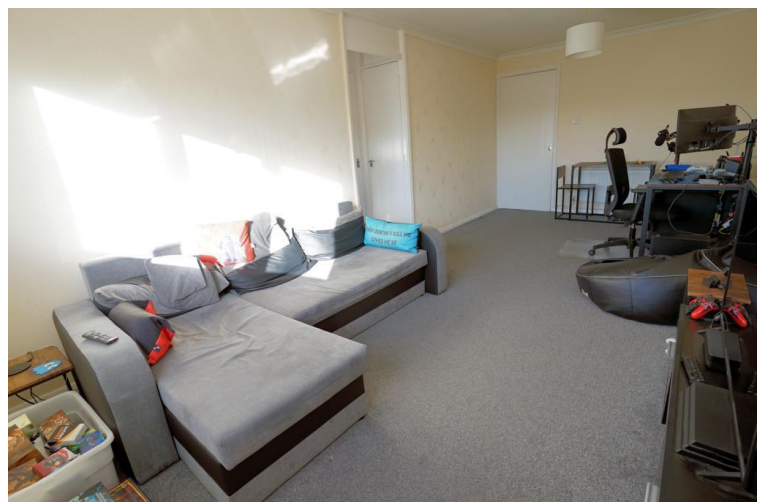
KITCHEN: 3.81m x 2.03m (12' 6'' x 6' 8'')
Base unit & high level unit. Work surface. One and
a half bowl sink with side drainer. One ceiling light
point. One central heating radiator. Double window
facing the front. Access two storage cupboards.
Vinyl floor and tiles half wall fitted.

BEDROOM 1: 3.96m x 3.0m (13' 0'' x 9' 10'')
One ceiling light point. One central heating radiator.
One double glazed window facing rear. Carpet
fitted.

BEDROOM 2: 3.33m x 2.06m (10' 11'' x 6' 9'')
One ceiling light point. One central heating radiator.
One double glazed window facing rear. Carpet
fitted

BATHROOM: Unit shower over. WC. Wash hand
basin. Fully tiled walls. One ceiling light point. One
extractor fan. Vinyl floor.

DIRECTIONAL NOTE: From M1 motorway take
the exit for Loughborough/Shepshed on junction 23.
Follow indication for A512. At the roundabout take
the first exit for Ashby Road E/A512. Turn right
and take Leicester Road. At the roundabout take the
second exit for Fairway Road. Turn left for Trueway
Drive and proceed for 50ft. Nook Close will be on
your left.



SERVICES: Freckeltons have not tested the services and appliances and interested parties should make their own investigations. We understand that mains Electricity, Gas, Water Drainage services are connected to the property.

TENURE/POSSESSION: We understand the property to be leasehold and subject to an Assured Shorthold Tenancy will be given upon completion of the sale. Original Lease for a duration of 125 years with 90 years left lease end on 28/02/2113. Service fee currently £83.70pcm payable to Longhurst Group; reviewed annually includes buildings insurance.

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 license 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 3rd October 2023 We are members of The Property Ombudsman scheme



Energy performance certificate (EPC)		
45 Nook Close Shepherd LOUGHBOROUGH LE12 9DZ	Energy rating C	Valid until: 10 October 2033 Certificate number: 9370-2030-3300-2097-1171

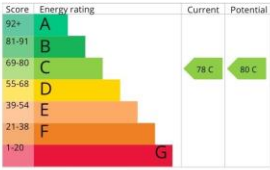
Property type: Top-floor flat
Total floor area: 58 square metres

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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).
(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

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

Floor Plan

