



DRAFT DETAILS

88 SHARPLEY ROAD, LOUGHBOROUGH, LEICESTERSHIRE



£175,000

Located on the outskirts of Loughborough, this semi-detached property to be refurbished, has much to offer. In short, the ground floor comprises of an Entrance hall, Lounge/ Dining room, and a Kitchen that leads into a utility room. The first floor includes three bedrooms, family bathroom and separate W/C. Off-road parking included. Within easy access of local schools and Loughborough University. Energy performance rating D.

THINKING OF SELLING?

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

Residential Sales

ENTRANCE HALL: 1.83m x 2.34m (6' 0" x 7' 8") Entrance hall leads to the Lounge/ Dining room on the left hand side, whilst having access to the Kitchen on the right hand side and a staircase to the first floor. UPVC double glazed door with obscure glass. Ceiling light point.

LOUNGE/DINER: 5.46m x 3.25m (17' 11" x 10' 8") Two UPVC double glazed windows, one facing the rear and the other facing front, a ceiling light point, central heating radiator and a fire place.

KITCHEN: 3.3m x 3.18m (10' 10" x 10' 5") UPVC double glazed windows facing the rear, UPVC double glazed obscure window facing the right hand side. Ceiling strip light. Base units and eye level units, work top, sink with a side drainer, built in gas oven/hob.

UTILITY ROOM: 2.13m x 2.16m (7' 0" x 7' 1") Boiler, UPVC double glazed obscure door and window facing the right hand side. Ceiling light point.

LANDING: 3.0m x 1.7m (9' 10" x 5' 7") UPVC double glazed window facing the rear. Doors that lead to:

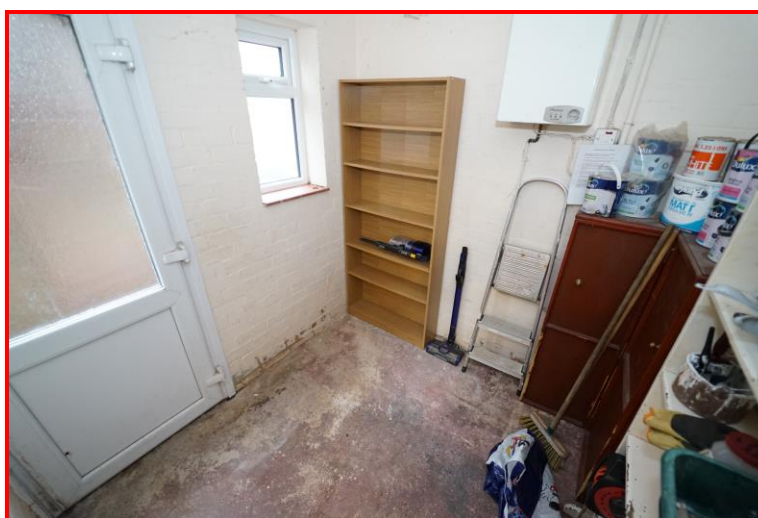
BEDROOM 1: 2.67m x 2.29m (8' 9" x 7' 6") UPVC double glazed window facing front. Ceiling light point, one central heating radiator and a built in storage cupboard.

BEDROOM TWO: 3.1m x 3.25m (10' 2" x 10' 8") UPVC double glazed window facing front. Storage cupboard, Ceiling light point and central heating radiator.

BEDROOM 3: 3.91m x 3.05m (12' 10" x 10' 0") UPVC double glazed window facing the rear. Ceiling light point and a central heating radiator.

BATHROOM: 1.68m x 1.4m (5' 6" x 4' 7") UPVC double glazed obscure window facing the rear. Ceiling light point, bath with shower over unit, wash hand basin and full height tiled walls.

SEPARATE W.C.: 1.52m x 0.84m (5' 0" x 2' 9") UPVC double glazed obscure window facing the rear and W/C.



SERVICES: Freckeltons have not tested the services and appliances and interested parties should make their own investigations. These appliances consist of a full heating system, lighting and more.

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

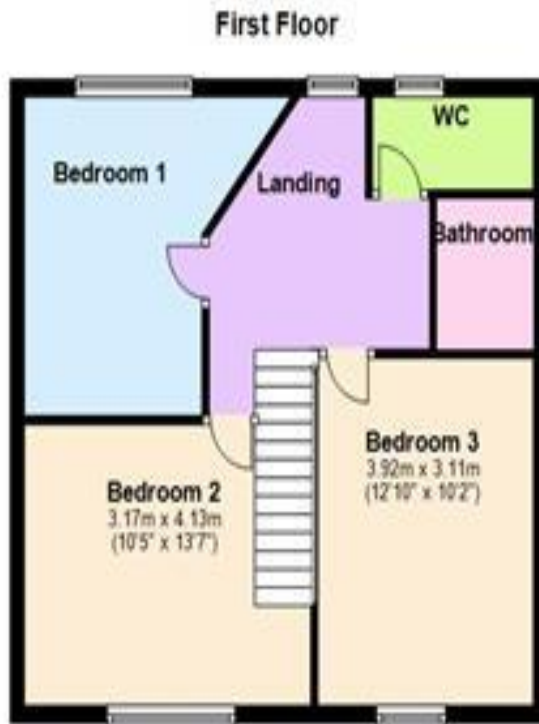
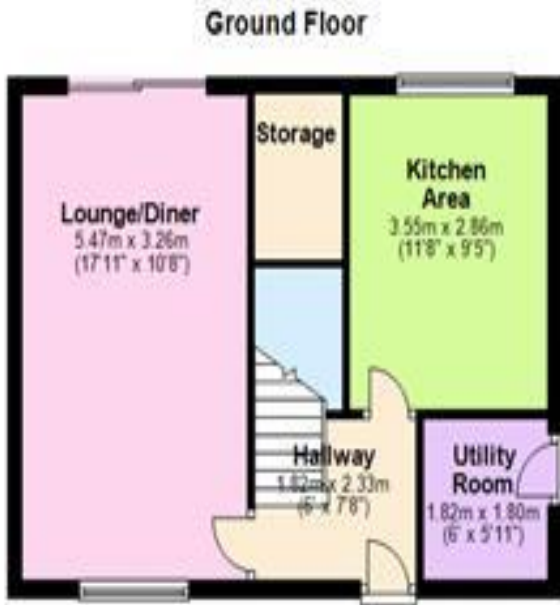
PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary. No upward chain.

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 18th June 2024. We are members of The Property Ombudsman scheme.





Energy performance certificate (EPC)																																		
28 Deodar Road Loughborough LE11 3JH	Energy rating: D	Valid until: 17 March 2029																																
		Certificate number: 9962-1004-1037-5217-8200																																
Property type	Semi-detached house																																	
Total floor area	77 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-rented-property).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>65 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	65 D		39-54	E			21-38	F			1-20	G			F for properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
92-100	A																																	
81-91	B																																	
69-80	C																																	
55-68	D	65 D																																
39-54	E																																	
21-38	F																																	
1-20	G																																	