



## **DRAFT DETAILS**

**LOWER CAMBRIDGE STREET, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 1PH**



**£139,950.00**

Freckeltons is delighted to bring to the market this two bedroom house, which is located within walking distance of the town centre and is suitable as a potential investment or a first time buyer. The property is in need of general repair and modernisation. The accommodations comprises briefly of a lounge, dining room and kitchen on ground floor with two bedrooms and bathroom a the first floor, to the rear a garden and on road parking spaces available directly in front or in close proximity of the property. EPC – E.

### **THINKING OF SELLING?**

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

**Residential Sales**

## ACCOMMODATION:

**LOUNGE:** 3.6m x 3.6m (11'10" x 11'10") Single glazed window and door to the front elevation. Ceiling light point. Fitted gas fire built-in meter cupboard.

**DINING ROOM:** 3.6m x 3.2m (11'10" x 10'6") Single glazed window to the rear elevation ceiling light point fitted gas fire. Built in cupboards. Staircase to the first floor.

**KITCHEN:** 2.7m x 1.8m (8'10" x 5'11") Fitted worksurface with inset sink and side drainer. Space for oven and washing machine. Single glazed window and door to side. Ceiling light point.

**LANDING:** Ceiling light point and doors.

**BEDROOM 1:** 3.6m x 3.6m (11'10" x 11'10") Glazed window to the front elevation and ceiling light point

**BEDROOM TWO:** 3.6m x 2.7m (11'10" x 8'10") Single glazed window to rear elevation. Ceiling light point. Over stairs storage cupboard.

**BATHROOM:** Comprising of a sanitary suite to include bath WC and the wash hand basin. Cupboard housing the lagged immersion cylinder. Obscure single glazed window to the rear ceiling light point

**Council Tax Band:** Band A

**PURCHASER NOTE:** Please note that in the eventuality the purchaser is interested in renting, the property is in a selective licenced area. Information available directly from Charnwood Borough Council. The floor in the lounge is spongy. Prospective buyers are advised to tread carefully.



**SERVICES:** Gas, electrics 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.

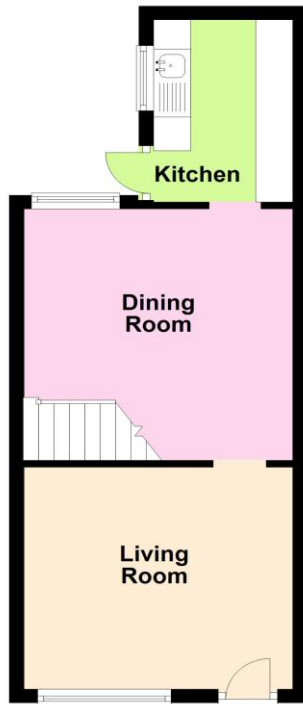
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification for example a passport, driving license or recent utility bill. This evidence will be required prior to 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 9/12/25. Interested parties should know that the property requires general repair and care must be taken when viewing. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



**Energy performance certificate (EPC)**

80, Lower Cambridge Street LONDON E10 5JH	Energy rating <b>E</b>	Valid until 30 March 2030
		Certificate number 9336-6027-6237-7593-9214

Property type: Mid-terrace house  
Total floor area: 72 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](#) ([this page](#), [guidance on the private rented property minimum energy efficiency standard](#), [landlord guidance](#)).

**Energy rating and score**

This property's energy rating is E. 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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	66 B
21-38	F		
1-20	G		