



**2 BELTON STREET, SHEPSHED,
LEICESTERSHIRE, LE12 9AB**



RENT £460.00 P.C.M. EXCLUSIVE

This two bedroom mid-terraced property is set within close proximity to local amenities and commuter routes. Recently re-decorated and new flooring fitted throughout. Offering unfurnished accommodation to include a lounge and kitchen diner. To the first floor, there are two bedrooms and a family bathroom. There is a shared yard to the rear of the property. On-street parking is unavailable directly outside the property as double yellow lines restrict use. However parking is available locally. Energy Rate D. There is a holding deposit of £105.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £530.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details.

THINKING OF LETTING?

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

Residential Lettings

ACCOMMODATION

LOUNGE: 16'5" x 10'9" (5m x 3.27m). Two ceiling light points. Dual aspect UPVC glazed windows to front and rear elevations. Central heating radiator. Allocated under stairs storage area. Stairs rising to first floor. Internal door giving access to: -

KITCHEN/DINER: 16'5" x 8'4" (5m x 2.54m). Comprising of a matching range of base and eye level units with roll edge work surface and tiled splash back. Inset stainless steel sink with side drainer and single taps over. Space and plumbing for washing machine. Two ceiling light points. Dual aspect UPVC glazed windows to both front and rear elevation. Central heating radiator. No appliances included.

LANDING: Ceiling light point. Traditional feature latch door giving access to: -

BEDROOM ONE: 16'5" x 8'4" (5m x 2.54m). Ceiling light point. Dual aspect UPVC glazed windows to both front and rear elevation. Central heating radiator.

BEDROOM TWO: 10'10 max/7'4" min x 10'10 (3.3m x 3.3m). Ceiling light point. UPVC glazed window to front elevation. Central heating radiator.

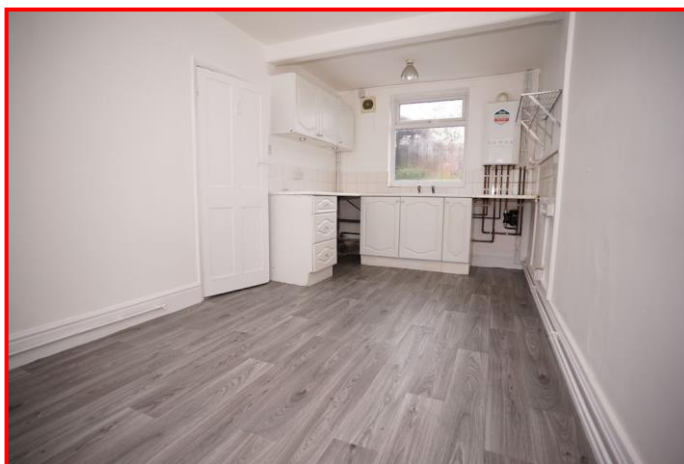
BATHROOM: Three piece suite to include WC, wash hand basin and panelled bath. Ceiling light point. Obscure UPVC glazed window to rear elevation. Extractor fan. Heated ladder style towel rail.

OUTSIDE: Brick construction raised bed area. Low level steps giving access to rear communal space. Shared left hand side right of way leading to front elevation. On road parking restricted, alternative availability in close proximity to the property.

COUNCIL TAX BAND: Band A.

DIRECTIONAL NOTE: From our offices, proceed in a southerly direction on the A6 Leicester Road towards Southfield Road/B5350. On the first set of traffic lights, turn right into Southfield Road and proceed for a short distance merging into Royland Road/B5350. At the junction, turn right onto Park Road/B5350 and immediate left into Forest Road/B5350. At the traffic island junction, take the third exit onto Epinal Way/A6004.

Proceed along until reaching the following traffic island junction, taking the first exit onto Ashby Road/A512. Continue to proceed taking the second exit on the following two traffic island junctions and at the second set of traffic lights, turn left onto Leicester Road. At the second mini-traffic island junction, take the first exit onto Kirkhill and at the next, take the second exit onto Field Street. Continue along turning right onto Britannia Street and at the next traffic island junction, take the second exit onto Belton Street where Number 2 can be easily located on the right.



RESTRICTIONS: No Pets. No Smokers. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

THE TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

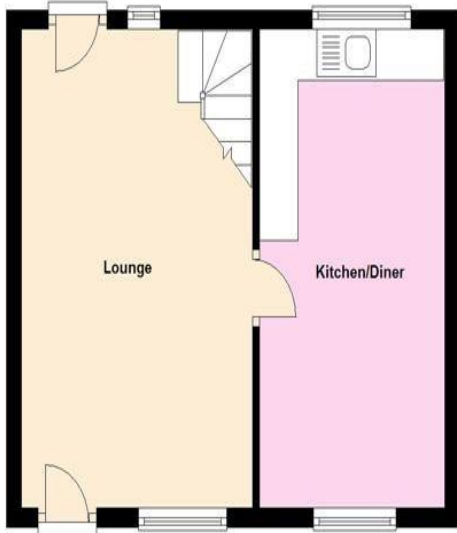
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

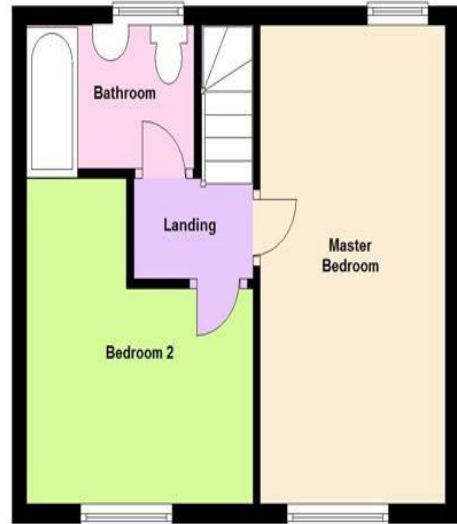
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants 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. We are members of The Property Ombudsman scheme. These pictures were taken on 23/11/2021 and are for illustrative purposes only.



Ground Floor



First Floor



Energy Performance Certificate HM Government

2 Belton Street, Shepshed, LOUGHBOROUGH, LE12 9AB
 Dwelling type: Mid terrace house Reference number: 5023-2872-7968-9703-8121
 Date of assessment: 02 November 2017 Type of assessment: RUSAP existing dwelling
 Date of certificate: 02 November 2017 Total floor area: 59 m²

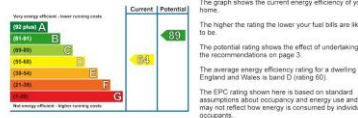
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,082
 Over 3 years you could save: £ 726

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,585 over 3 years	£ 1,235 over 3 years	
Hot Water	£ 356 over 3 years	£ 189 over 3 years	
Total	£ 2,082	£ 1,356	You could save £ 726 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 543	✓
2 Floor insulation (sloped floor)	£4,000 - £8,000	£ 102	✓
3 Solar water heating	£4,000 - £8,000	£ 84	✓

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and how actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.