



**20 BURFIELD AVENUE, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 3AZ**



RENT £575.00 P.C.M. EXCLUSIVE

This two bedroom ground floor flat is situated in a quiet location within easy reach of Loughborough's town centre, Loughborough College and University and would ideally suit young professionals or post-graduate students. New flooring is due to be fitted to some rooms before a new tenancy commences. Briefly, the accommodation comprises of a lounge, kitchen, two bedrooms and a family bathroom. Off road parking available to the rear. Energy Rating C. There is a holding deposit of £130.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £660.00 will be required, along with the first month's rent, before the tenancy commences. Restrictions apply, please contact the office for further details.

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Residential Lettings

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ACCOMMODATION:

ENTRANCE HALL: With ceiling light point. Central heating radiator. Internal doors giving access to: -

LOUNGE: 12'11" x 11' (3.96m x 3.35m). Walk-in box bay to the front elevation. Two ceiling light points. Electric fire with surround. Central heating radiator. Door into: -

KITCHEN: 7'9" x 6'8" (2.63m x 2.04m). Matching range of base and eye level units with roll edge work surface. Inset single drainer stainless steel sink with tap over. Integrated electric oven and hob. Space and plumbing for washing machine. UPVC double-glazed window. Ceiling strip lights.

BEDROOM 1: 10'10" x 8'10" (3.32m x 2.69m). UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

BEDROOM 2: 8'10" x 6'9" (2.71m x 2.06m). UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

BATHROOM: Comprises of a three piece suite to include panel bath with electric shower over, WC and wash hand basin. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Extractor fan. Wall-mounted strip light with shaver socket over the mirror.

OUTSIDE: To the side, there is a shared tarmac driveway, which leads round to the rear of the property passing the UPVC double-glazed front door to the left. To the immediate rear of the property, there is a slabbed area with two drying racks, one for Number 20 and one for 20A. The rest of the rear is laid to tarmac driveway with two allocated parking spaces to the rear. There is a right of way to the allotments to the rear.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights, take the right hand turn onto Southfields Road. Continue along following the road around to the right as signposted for the town centre. At the next set of traffic lights, turn left onto Browns Lane. Shortly after passing the Leisure Centre on the left, take the second left hand turn and continue onto the T junction with William Street, turning left. Continue along William Street for a short distance, taking the first left hand turn onto Burfield Avenue where Number 20 can be located towards the end of the road on the left hand side.

COUNCIL TAX BAND: A



RESTRICTIONS: Professionals only. 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 month's 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.

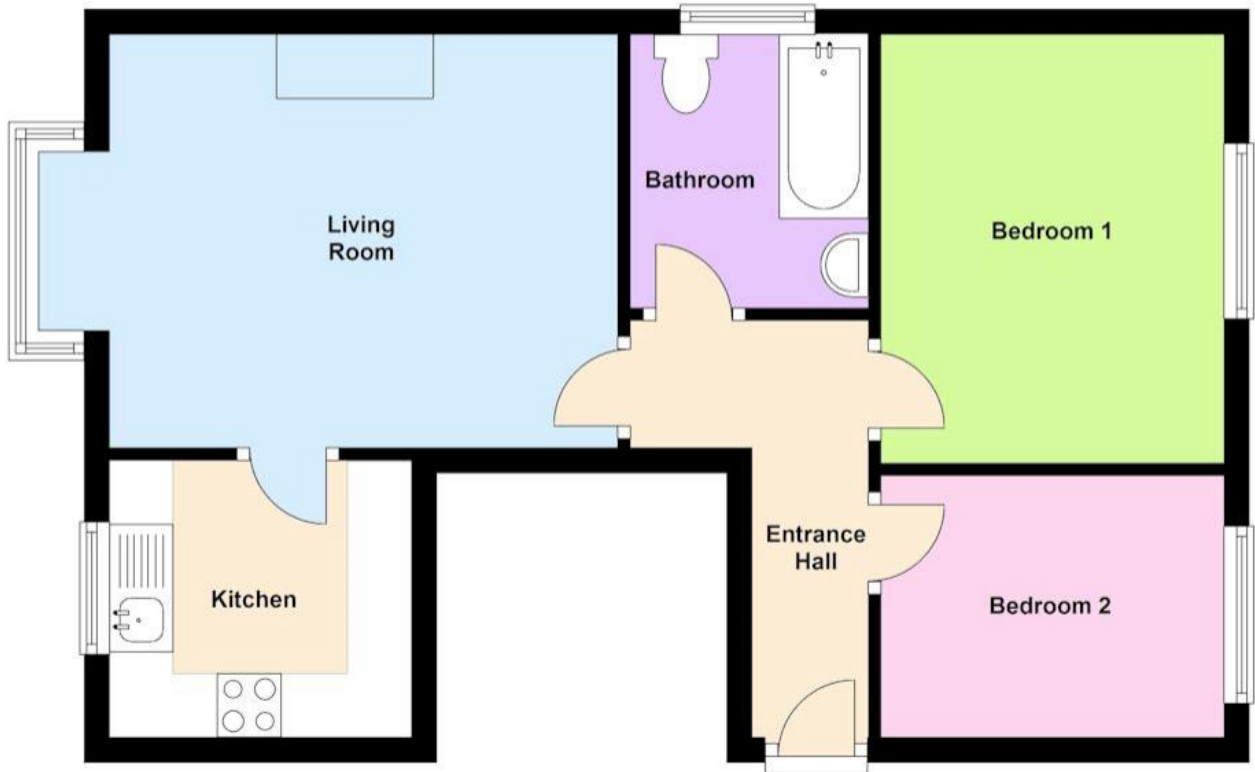
RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. There is a holding deposit of £130.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £660.00 will be required, along with the first month's rent, before the tenancy commences.

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.

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. Please note, these pictures were taken in June 2021 and are for illustrative purposes only.



Ground Floor Flat



If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/246046/landlord-exemptions.pdf).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)