



**76 STATION STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 5EF**



RENT £595.00 P.C.M EXCLUSIVE

Available from the beginning of November, this two bedroom end-terrace house is situated within easy reach of the University, Loughborough's town centre and train station. The accommodation comprises of a lounge, dining room, and refitted kitchen. To the first floor, there are two bedrooms and a family bathroom. Energy Rating TBC. There is a holding deposit of £135.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £685.00 will be required, along with the first months' 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:

LOUNGE: 11'2" x 12' (3.39m x 3.66m). Double-glazed window to the front elevation. Ceiling light point. Central heating radiator.

DINING ROOM: 12'3" x 12' (3.73m x 3.66m). Double-glazed window. Ceiling light point. Central heating radiator.

KITCHEN: 10' x 6'2" (3.05m x 1.88m). Recently refitted with a range of base and eye level units with roll edge work surface. Inset oven and hob with extractor hood over. Housing the property's central heating accommodation boiler. Double-glazed window to the side elevation and door. Ceiling light point. Central heating radiator.

LANDING: Ceiling light point. Central heating radiator. Doors to: -

BEDROOM 1: 11'7" x 13'5" (3.52m x 4.09m). Double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace. Built-in wardrobe over stairs.

BEDROOM 2: 12'2" x 10'4" (3.71m x 3.14m). Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Feature fireplace. Built-in wardrobe over stairs.

BATHROOM: Having been recently refitted with three piece suite to include panel bath with shower attachment over, WC and wash hand basin. Obscure double-glazed window to the side elevation. Ceiling light point. Central heating radiator.

OUTSIDE: The property sits flush fronted to the road where there is resident permit parking. To the rear, there is a courtyard garden which is laid to lawn and enclosed by panelled fencing.

COUNCIL TAX BAND: Band B.

DIRECTIONAL NOTE: From our offices, proceed in a southerly direction on the A6/Leicester Road. At the traffic lights take the first right hand turn onto Southfield Road. Follow the road round to the right and right again, as signposted for the town centre and proceed over into the left hand lane. Turn left onto Browns Lane and follow the road round to the right onto Frederick Street. Continue along to the 'T' junction with Ashby Road, and turning left onto Ashby Road. Proceed along Ashby Road for some distance and shortly after the first set of traffic lights, turn right onto Cumberland Road. Proceed down Cumberland Road, taking the last but one right hand turn onto Station Street where Number 76 is located on the right hand side.



RESTRICTIONS: Professionals only. No pets. 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.

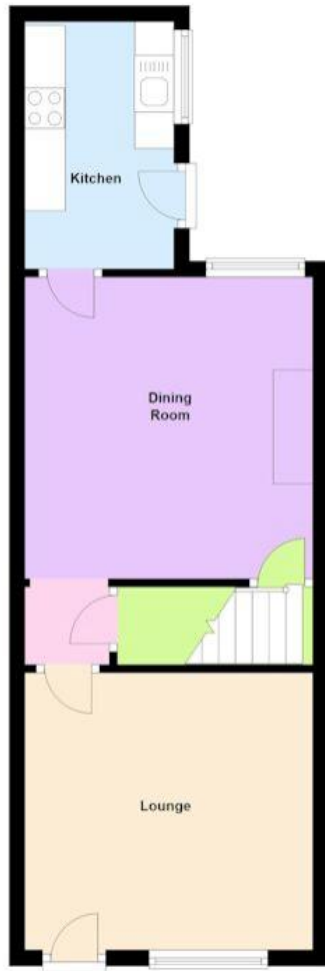
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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.

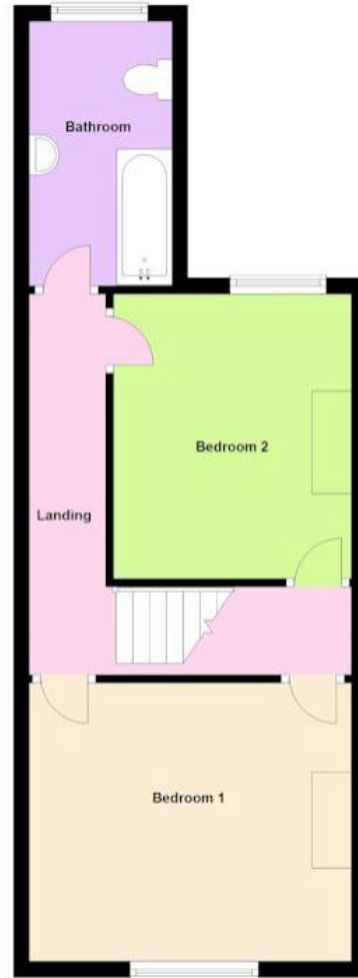
IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline 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 in 2019 and are for illustrative purposes only.



Ground Floor



First Floor



EPC GOES HERE