



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



**RENT £650.00 P.C.M. EXCLUSIVE**

This two bedroom mid-terraced house is within easy access of the town centre and local commuter routes. Offering unfurnished accommodation with gas-central heated and double-glazed accommodation to include lounge, dining room, kitchen with electric oven and hob included, two bedrooms and family bathroom. Garden to the rear. On street permit parking is also available. Energy Rating E. There is a holding deposit of £150.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £750.00 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?**

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## ACCOMMODATION

**LOUNGE:** 11'8" x 11'2" (3.56m x 3.41m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Door through to: -

**DINING ROOM:** 12'2" x 11'8" (3.71m x 3.57m). Door leading into the cellar and further door giving access to the staircase. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Door through to: -

**KITCHEN:** Comprises of a range of base and eye level units with roll edge work surface. Inset stainless steel sink with side drainer. Integrated electric four ring hob with oven under. UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Housing the property's central heating boiler.

**LANDING:** Ceiling light point. Loft access hatch. Internal doors giving access to: -

**BEDROOM 1:** 13'1" x 11'2" (3.99m x 3.41m). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace. Over stairs storage cupboard.

**BEDROOM 2:** 12'1" x 10'2" (3.69m x 3.11m). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Feature fireplace. Over stairs storage cupboard.

**FAMILY BATHROOM:** Comprises of a three piece suite to include panel bath with shower attachment over, WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Extractor fan. Built-in cupboard.

**OUTSIDE:** The property sits flush fronted to the road with permit parking. Alleyway to the left hand side leads round to the rear garden with brick built patio area to the immediate rear. The rest of the garden being laid to a shaped lawn and planting borders either side. This leads to a further slabbed patio area at the rear. The garden is enclosed by panel fencing and brick walling.

**COUNCIL TAX BAND:** Council Tax 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 77 is located on the left hand side.



**RESTRICTIONS:** No Smokers  
No Sharers. No Pets

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.

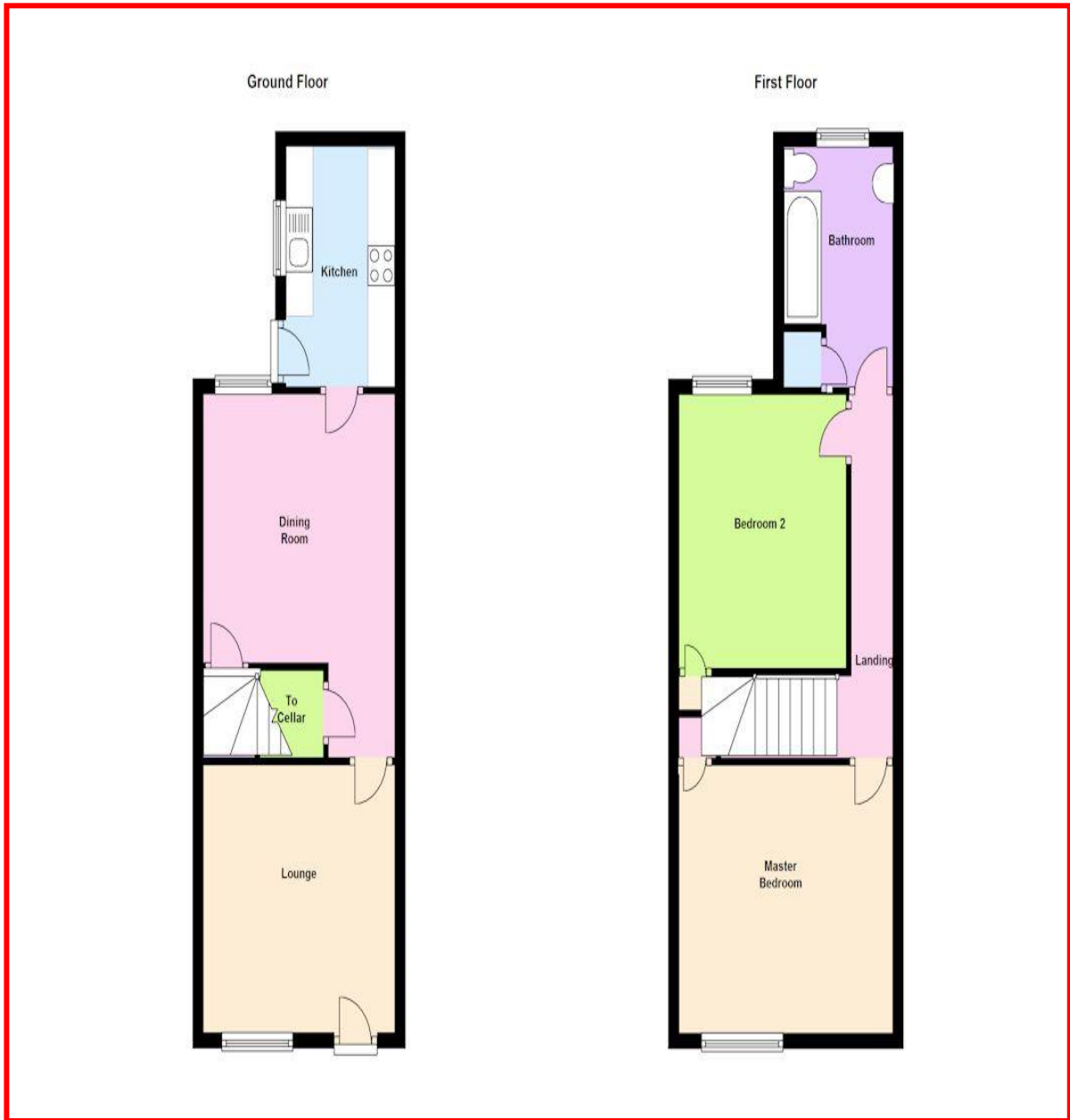
Ongoing rent is payable calendar monthly in advance by standing order. If you require any further information please contact our Residential Property Management Department.

**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. There is a holding deposit of £150.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £750.00 will be required, along with the first months' rent, before the tenancy commences. Restrictions apply please contact the office for further details. Should the Landlord withdraw the property before the commencement of the tenancy the reservation fee only would be returned to you.

**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 photographs were taken in 2017 and are for illustrative purposes only.





### Energy Performance Certificate

77, Station Street, LOUGHBROUGH, LE11 9EP

Dwelling type: Mid terrace house

Date of assessment: 26 November 2014

Date of certificate: 28 November 2014

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.

Reference number: 5404-725-3719-0066-6026

Type of assessment: RUSAP, existing dwelling

Total floor area: 72 m<sup>2</sup>

| Estimated energy costs of dwelling for 3 years: |  | £ 3,147 |
|---|--|---------|
| Over 3 years you could save                     |  | £ 1,602 |

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings                   |
| Lighting                            | £ 207 over 3 years   | £ 135 over 3 years   |  |
| Heating                             | £ 1,995 over 3 years | £ 1,179 over 3 years |  |
| Hot Water                           | £ 942 over 3 years   | £ 228 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 3,147</b>       | <b>£ 1,545</b>       | <b>You could save £ 1,602 over 3 years</b> |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and coolers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lowest running costs

10-9.5: A

9.5-9: B

9-8.5: C

8.5-8: D

8-7.5: E

7.5-7: F

7-6.5: G

6.5-6: H

6-5.5: I

5.5-5: J

5-4.5: K

4.5-4: L

4-3.5: M

3.5-3: N

3-2.5: O

2.5-2: P

2-1.5: Q

1.5-1: R

1-0.5: S

0.5-0: T

0-0.5: U

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 6).

| 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 | £ 626                        | ✔                         |
| 2 Floor insulation   | £800 - £1,200    | £ 113                        | ✔                         |
| 3 Low energy lighting for all fixed outlets                              | £20              | £ 58                         | ✔                         |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/save/energy](http://www.direct.gov.uk/save/energy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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