



**12 ALFRED STREET, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1NG**



**Rent £ 575.00 P.C.M. exclusive**

Set within walking distance of Loughborough's town center and within easy access of local schools and amenities, we are pleased to offer this three bedroom mid terraced house for rent. Briefly, the accommodation comprises of a lounge, dining room, kitchen and bathroom to the ground floor. The first floor consists of a generously sized double bedroom and a further double and single bedroom. The property benefits from gas central heating and double glazing throughout. Outside there is Permit Parking to the front and an easy maintenance garden to the rear. Energy Rate 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 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:** 3.71m x 3.45m (12'2" x 11'4"). UPVC double-glazed window and door to the front elevation. Ceiling light point. Central heating radiator. Mirrored with surround fireplace. New fitted carpet. Internal door gives access to: -



**DINING ROOM:** 3.71m x 3.43m (12'2" x 11'3"). Doorway leading to the staircase which rises up to the first floor landing. Further doorway giving access to an understairs storage cupboard. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Fireplace with Radiant gas fire. New fitted carpet. Door giving access to: -



**KITCHEN:** 3.18m x 1.96m (10'5" x 6'5"). Comprising a matching range of base and eye level units with roll edge worksurface. Inset stainless steel sink with side drainer and mixer tap over. Freestanding gas cooker. UPVC double-glazed window to the side elevation. Ceiling light point. Glow Worm 30 CXI combination boiler. New vinyl flooring. Internal door giving access to: -

**REAR LOBBY:** Obscure UPVC double-glazed door to the side giving access to the rear garden. Storage cupboards. Light point. Door leading to: -

**BATHROOM:** Comprising of a three piece suite to include panelled bath, Triton T80 shower over, WC and wash hand basin. UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Extractor fan.



**LANDING:** Ceiling light point. New fitted carpet. Internal doors giving access to: -

**BEDROOM 1:** 3.86m x 3.73m (12'8" x 12'3"). UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Overstairs storage cupboard. New fitted carpet.

**BEDROOM TWO:** 3.71m x 2.92m (12'2" x 9'7"). UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Overstairs storage cupboard. New fitted carpet.

**BEDROOM 3:** 3.1m x 2.03m (10'2" x 6'8"). UPVC double-glazed window to the rear elevation. Light point. Central heating radiator. New fitted carpet.



**OUTSIDE:** There is a mixture of slabbed and concrete patio area to the immediate rear. The rest of the garden is laid to planting borders with a slabbed walkway leading down the centre. The garden is enclosed by brick walls and fencing.

**DIRECTIONAL NOTE:** From our offices, proceed in a southerly direction on the A6/Leicester Road towards Southfield Road. At the first set of traffic lights, take the first left hand turn into Barrow Street/A6. Continue along and at the first 'T' junction reached adjacent to Tesco store situated to the left, turn right into Bridge Street/B589. Take the third left hand turn into Herbert Street and at the junction, turn right into Charles Street and immediately left into Alfred Street where Number 12 can be located on the left hand side.

**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.



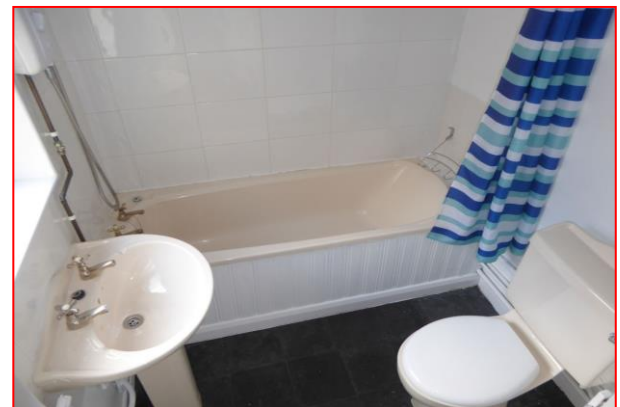
**THE TENANCY AGREEMENT:** An assured short hold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first month's rent will be required. This payment must be by bankers draft, pre-printed 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.

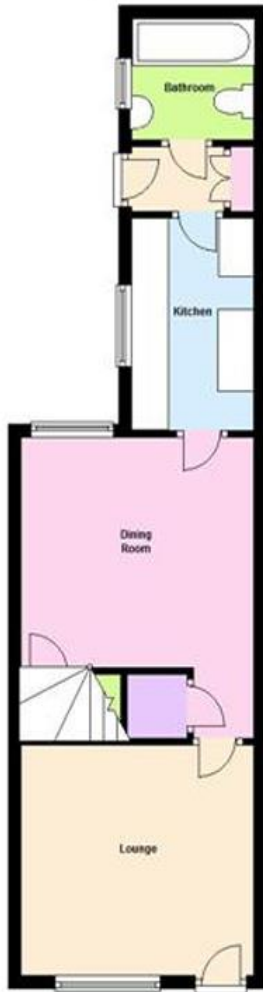
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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.

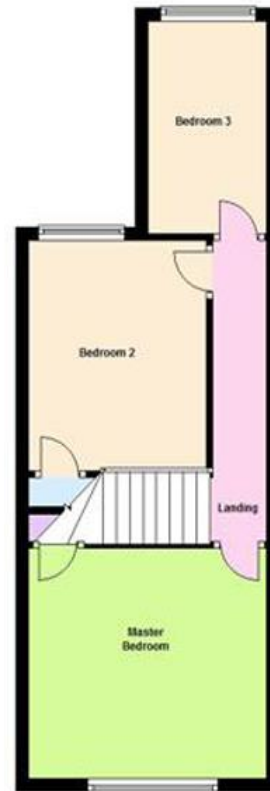
**IMPORTANT NOTE:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general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



Ground Floor



First Floor



Energy Performance Certificate



12, Alfred Street, LOUGHBOROUGH, LE11 1NG

Dwelling type: Mid-terrace house Reference number: 0105-2905-7975-9107-6261  
 Date of assessment: 05 March 2013 Type of assessment: RQSAR, existing dwelling  
 Date of certificate: 06 March 2013 Total floor area: 77 m<sup>2</sup>

Use this document to:

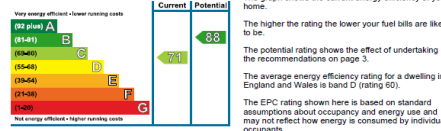
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,794
Over 3 years you could save	£ 423

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 1,389 over 3 years	£ 1,041 over 3 years	You could save £ 423 over 3 years
Hot Water	£ 258 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 1,794</b>	<b>£ 1,371</b>	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 249
2 Floor insulation	£800 - £1,200	£ 95
3 Solar water heating	£4,000 - £8,000	£ 75

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.gov.uk/energy-grants-subsidies](http://www.gov.uk/energy-grants-subsidies) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to help your home improve and obtain a loan.