



**72 HAVELOCK STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 5DH**



RENT £ 525.00 P.C.M. EXCLUSIVE

This two bedroom Victorian property is set within easy access of Loughborough town centre and University. Offering gas central heating and double glazed accommodation to include lounge, dining room, kitchen, two double bedrooms and bathroom. Garden to the rear. On street permit parking available to the front of the property. Energy Rating E. There is a holding deposit of £120.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £605.00 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: 11'9" x 11'2" (3.60m x 3.40m). UPVC double glazed window to the front elevation and uPVC double glazed door to the front. Ceiling light point. Wall mounted fire. Central heating radiator. Internal door giving access to:-

DINING ROOM: 11'9" x 12'1" (3.6m x 3.7m) with useful under stairs storage cupboard. Staircase rising off to the first floor accommodation. New uPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Wall mounted fire. Internal door giving access to the kitchen.

KITCHEN: 10' x 6'3" (3.05m x 1.92m) comprising of base and eyelevel units with roll edge work surface. Inset stainless steel sink with side drainer. Waste and plumbing for a washing machine, oven and fridge or freezer. New UPVC window and door to the side elevation. Ceiling light point. Central heating radiator. Housing for the properties Worcester central heating boiler.

STORAGE ROOM: Ceiling light point. Loft access hatch. Internal doors giving access to

BEDROOM ONE: 13'3" x 11'2" (4.05m x 3.41m) UPVC double glazed window to the front elevation. Ceiling light point. Central heating radiator and feature fireplace.

BEDROOM TWO: 10'3" x 12'1" (3.12m x 3.70m) UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Feature fireplace and over stairs storage cupboard.

BATHROOM: Which comprises of a three piece suite to include panelled bath with shower attachment over, W.C and wash hand basin. Obscure UPVC double glazed window to the rear elevation. Ceiling light point and central heating radiator. Built in storage cupboard.

GARDEN: There is a patio area to the immediate rear of the property which leads through to the rest of the garden via a slabbed walkway. The rest of the garden being mainly laid to lawn. There is a wall and panel fencing to the perimeter.

RESTRICTIONS: 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.

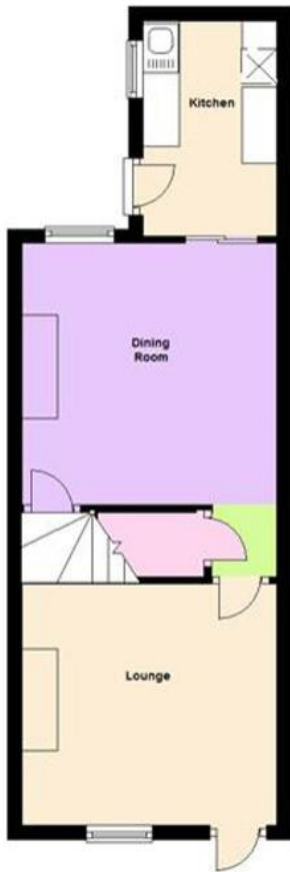
RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. There is a holding deposit of £120.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £605.00 will be required, along with the first months' rent, before the tenancy commences. These fees are including VAT. 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.

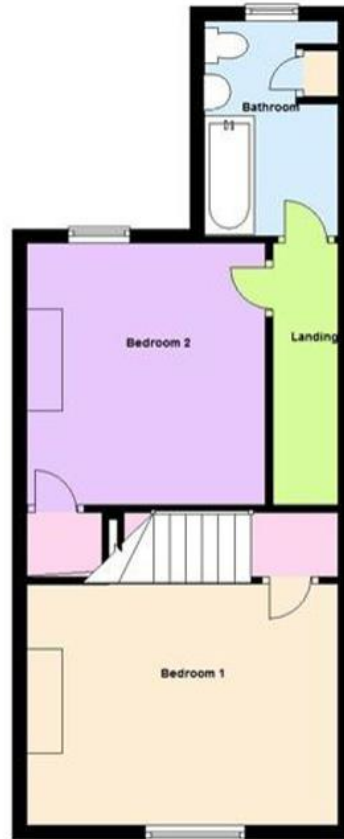
Please note, these pictures were taken in 2018 and are for illustrative purposes only.



Ground Floor



First Floor



Energy Performance Certificate

12, Howlock Street
LOUGHBOROUGH
LE11 5GH

Dwelling type: End-terrace house
Date of assessment: 12 July 2011
Date of certificate: 12 July 2011
Reference number: 8969-2208-6029-4496-6393
Type of assessment: RUSAP, existing dwelling
Total floor area: 92 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	D	D
B	B	E	E
C	C	F	F
D	D	G	G
E	E		
F	F		
G	G		

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	405 kWh/yr per year	386 kWh/yr per year
Carbon dioxide emissions	4.1 tonnes per year	3.9 tonnes per year
Lighting	£28 per year	£28 per year
Heating	£728 per year	£695 per year
Hot water	£71 per year	£71 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.