



**33 RUSSELL STREET, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 1BH**



RENT £ 550.00 P.C.M. EXCLUSIVE

Set within walking distance of Loughborough's town centre, this two bedroom mid-terraced property is ideally suited to a couple or professional. Offering unfurnished accommodation with gas central heating to include lounge, dining room and kitchen to the ground floor. To the first floor, there are two bedrooms and a family bathroom. There is a garden to the rear that is accessed via a shared alleyway. There is on-street parking available within the vicinity. Energy Rating E. There is a holding deposit of £125.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £630.00 will be required, along with the first month's 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: 11'1 x 10'7" (3.4m x 3.2m) Double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Door leading to: -

DINING ROOM: 11' x 10" (3.4m x 3m) Timber effect laminate flooring. Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Staircase rising off to first floor accommodation. Further door to: -

KITCHEN: Comprises of a range of base and eye level units with roll edge work surface. Inset sink with side drainer. Space and plumbing for a washing machine. Double-glazed window to the side elevation. Timber door. Ceiling light point.

FIRST FLOOR LANDING: Ceiling light point. Internal doors giving access to: -

BEDROOM ONE: 13'4" x 10'11" (4.1m x 3.3m). Double-glazed window to the front elevation. Central heating radiator. Ceiling light point.

BEDROOM TWO: 11' 7'8" (3.4m x 2.3m). Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator and boiler.

BATHROOM: Comprises of a three piece suite to include panelled bath with electric shower attachment over, WC and wash hand basin. Obscure double-glazed window to the rear elevation. Ceiling light point.

OUTSIDE: The property sits flush fronted to the road. There is on street parking available within the vicinity on a first come, first served basis. To the rear, there is a garden area accessed via a shared alleyway.

COUNCIL TAX BAND: Band A.

DIRECTIONAL NOTE: From our office, proceed in a southerly direction on the A6 Leicester Road. Shortly after the first set of traffic lights, take the first left hand turning and proceed to the 'T' junction with Moira Street. Turn right onto Moira Street, then almost immediately left onto Trinity Street. Then continue along to the 'T' junction with Moor Lane, turning left and then almost immediately right onto Russell Street where Number 33 can be located half way down the road on the right hand side.

RESTRICTIONS: 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.

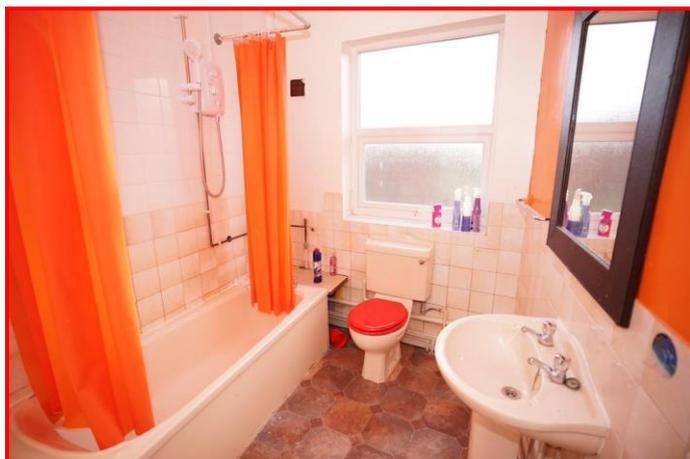
Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

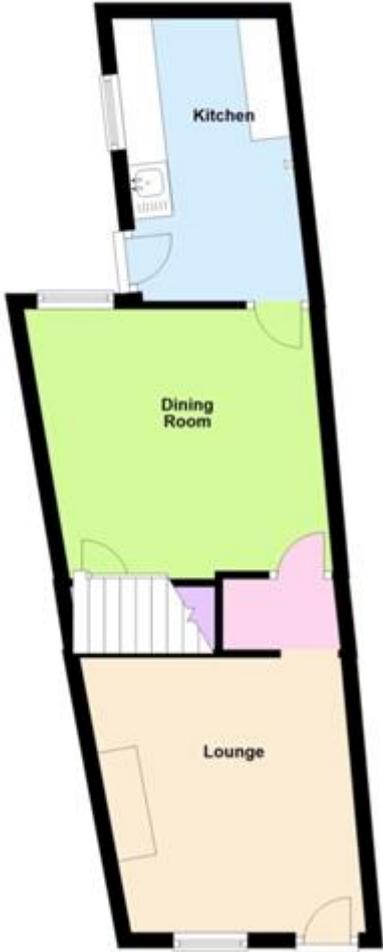
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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 £125.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit of £630.00 will be required, along with the first month's rent, before the tenancy commences. These fees are including VAT.

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 02/02/2022 and are for illustrative purposes only.



Ground Floor



First Floor



Energy Performance Certificate



33, Russell Street, LOUGHBOROUGH, LE11 1BH

Dwelling type: Mid-terrace house Reference number: 0828-7950-6230-8288-4990
 Date of assessment: 02 October 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 October 2018 Total floor area: 70 m²

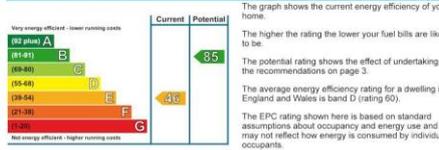
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,735
Over 3 years you could save	£ 2,157

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 153 over 3 years	You could save £ 2,157 over 3 years
Heating	£ 3,300 over 3 years	£ 1,239 over 3 years	
Hot Water	£ 264 over 3 years	£ 386 over 3 years	
Totals	£ 3,735	£ 1,878	

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	£ 789
2 Floor insulation (suspended floor)	£800 - £1,200	£ 330
3 Draught proofing	£80 - £120	£ 45

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-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.