



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



Rent £ 875.00 P.C.M. exclusive

Set within walking distance of Loughborough's town centre, this three bedroom end-terrace offers accommodation to include lounge with door leading to the kitchen with utility room and bathroom off. To the first floor, there are two double bedrooms and one single bedroom. Gardens to the rear of the property are a mixture of paved area and lawn area. The property has just been fully redecorated and new carpets have been installed. Parking is available on road with resident permit. Energy Rating D. Council Tax band A. There is a holding deposit of £200.00 that will be required upon successful application for the property. Assuming that all criteria is met, a further payment as damage deposit of £805.00 will be required, before the tenancy commences. After the Tenancy Agreement signature the first month rent payment will be required before releasing the property keys. Restrictions apply please contact the office for further details.

THINKING OF LETTING?

For a FREE APPRAISAL of your property without obligation

Residential Lets

www.freckeltons.com - 01509 214564 - info@freckeltons.com

Freckeltons Ltd. Registered in England No. 4693544 - Registered Office 1 Leicester road, Loughborough, LE11 2AE

ACCOMMODATION:

LOUNGE:

UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Built-in meter cupboard. Door through to: -

KITCHEN:

With a range of base and eye level units with work surface and inset sink and side drainer. Gas oven. UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Door off leads to staircase which rise to the first floor accommodation. Further door leading to the cellar and to: -

UTILITY ROOM:

Built-in cupboard housing the property's combination boiler. Space and plumbing for washing machine. Door to: -

BATHROOM:

Comprising of a three piece suite to include 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.

BEDROOM 1:

Two UPVC double-glazed windows to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM 2:

UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Cupboard over stairs.

BEDROOM 3:

UPVC double-glazed window to the rear. Ceiling light point. Central heating radiator. Built-in storage cupboard.

OUTSIDE:

With a mixture of patio and lawned area.

DIRECTIONAL NOTE:

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 3 can be located on the right hand side which can be easily identified by our 'To Let' board.

RESTRICTIONS: Maximum of 2 children

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.

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.



THE TENANCY AGREEMENT: An assured periodic tenancy will be offered for an initial 1 month period, which will automatically renew each month. We will explain your rights and obligations at the time of sign-up. A payment for the security deposit will be required before the signature. After the signature the first month rent payment will be due before releasing the property keys. This payment must be by bankers draft, pre-printed building society cheque or cash. Please note that payments different from cash can take up to 2/3 working days to be confirmed by our accountant department. (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.

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

TENANT'S FEES: The tenant will be liable for the Holding deposit payment for the equivalent of one week rent in the moment the application is accepted. Assuming all criteria is met a further payment for the equivalent of 4 weeks rent will be required prior signing the Tenancy Agreement. The 4 weeks rent paid along with the one week paid as holding deposit will be registered under the tenant name as security deposit for the Tenancy. After the contract signature before releasing the property keys the tenant is liable to pay the first month rent. The tenant will be liable for regular monthly payments at the agreed figure for the following months. The landlord reserve the right to review the rental price every 52 weeks. The tenant can be charged a fee of £50 during the tenancy if an extra occupier will need to be added into the contract or if an existing tenant/guarantor/occupier wish to be released from the contract (with landlord agreement). The tenant is responsible to keep the property keys provided at the beginning of the tenancy safe and in good working condition. In the eventuality that the keys are lost or damaged by the tenant the occupier is responsible for replacement and can be charged for it.

CLIENT MONEY PROTECTION:

CMP is registered with Propertymark please visit our website for more information.

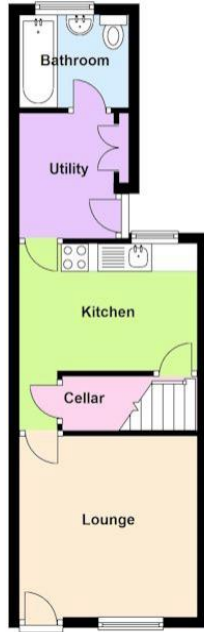
RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application 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. Details prepared on 17th March 2026.

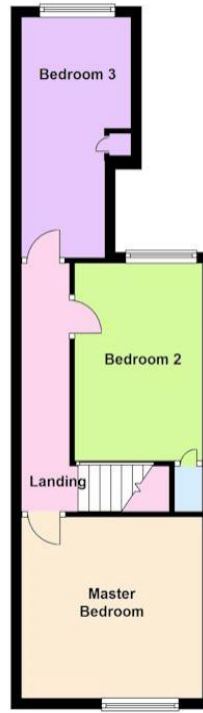


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Ground Floor



First Floor



Energy performance certificate (EPC)			
3, Russell Street LOUGHBOROUGH LE11 1BH	Energy rating	Valid until:	27 June 2020
	D	Certificate number:	8730-6528-8890-8134-5222

Property type	end-terrace house
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60