



**122 STATION STREET, LOUGHBOROUGH,
LEICESTERSHIRE LE11 5EG**



Rent £ 575.00 P.C.M. exclusive

A traditional two bedroom mid-terraced house set within this sought after central location close to centres of employment, commuter links and walking distance from the town centre. Offering unfurnished accommodation to include lounge, dining room, kitchen, first floor, two bedrooms and family bathroom. On street permit parking is available. Energy Rate D. 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 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 11' (3.37m x 3.35m). Electric fire with wooden surround. UPVC double-glazed window to the front elevation. Central heating radiator. Ceiling light point.

DINING ROOM: 11'1" x 11' (3.37m x 3.35m). Electric fire. Central heating radiator. UPVC double-glazed window to the rear elevation. Ceiling light point. Door off to cellar.

KITCHEN: 8' x 5'6" (2.44m x 1.68m). Comprising of matching range of base and eyelevel units with roll edge work surface inset stainless steel sink with side drainer. Plumbing for automatic washing machine, space for free standing oven. Ceramic tiled flooring. UPVC double-glazed window to rear elevation. Ceiling down lights. Door to rear garden.

LANDING: Stairs to First Floor Landing. Ceiling light point.

BEDROOM 1: 11'1 x 8'8 (3.37m x 3.24m). Central heating radiator. UPVC double-glazed window to the rear elevation. Ceiling light point.

BEDROOM 2: 11' x 8' (3.35m x 2.44m). Central heating radiator. UPVC double-glazed window to the rear elevation. Ceiling light point. Over stairs cupboard.

BATHROOM Comprising of a white three-piece suite. To include panel bath with shower attachment over, wash hand basin and low level flush WC. UPVC obscured double-glazing window to the rear elevation. Ceiling light point. Cupboard enclosing wall-mounted combination boiler.

OUTSIDE: Shared pedestrian access to a small rear garden which is paved and a small lawn area. There is a resident parking scheme in operation on Station Street.

COUNCIL TAX BAND: Council Tax Band A

DIRECTIONAL NOTE: From our offices, proceed in an southerly direction towards the A6/Southfields Road. At the first set of traffic lights, turn right into Southfields Road. Continue along as Southfields Road merges into Royland Road. At the junction, following the road around to the right and at the following set of traffic lights, take the left hand turn onto Browns Lane. At the traffic lights, take the left hand turn onto Ashby Road and proceed taking a second right hand turn shortly after the pedestrian crossing, turning left onto Leopold Street. Continue along and take the fourth right hand turn on Station Street where Number 122 can be located on the left hand side.



RESTRICTIONS: Professionals only. No pets. No smokers.

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.

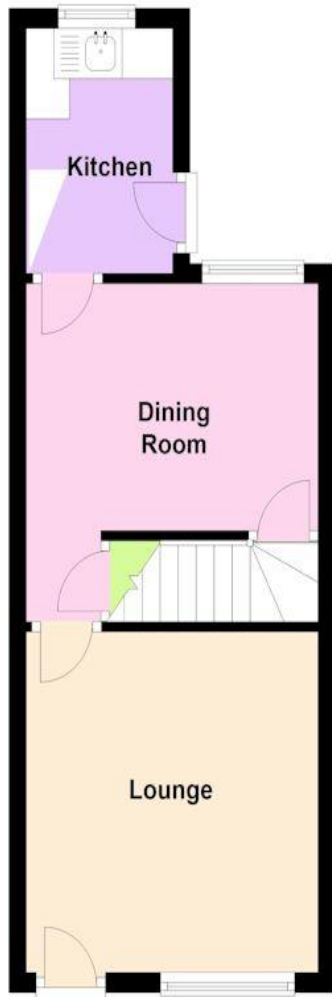
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

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 £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 month's rent, before the tenancy commences. 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.



Ground Floor



First Floor



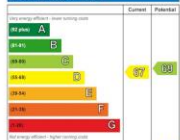
Energy Performance Certificate

122 Station Street
LOUGHBOROUGH
Leicestershire
LE11 5EG

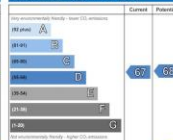
Dwelling type: Mid terrace house
Date of assessment: 21 September 2010
Date of certificate: 22 September 2010
Reference number: 2988_701_0214_0340-4640
Type of assessment: RSCAP, existing dwelling
Total floor area: 99 m²

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 (CO₂) Rating



England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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

	Current	Potential
Energy Use	267 kWh/m ² per year	258 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.5 tonnes per year
Lighting	£52 per year	£31 per year
Heating	£465 per year	£465 per year
Hot Water	£88 per year	£88 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 temperatures, 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 data because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products, it's a tick and easy way to identify the most energy-efficient products on the market.
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.