



**BRITANNIA STREET, SHEPSHED, LOUGHBOROUGH,  
LEICESTERSHIRE, LE12 9AE**



**Rent £ 675.00 P.C.M. exclusive**

This one bedroom ground floor flat is set within easy reach of Shepshed Town Centre. Recently the property has been completely refurbished offering unfurnished accommodation to include lounge, kitchen, bedroom and a shower room. Shared yard to the rear. On street parking is unavailable directly outside the property as double yellow lines restrict the use. Energy Rating C. Council Tax Band A. There is a holding deposit of £155.00 that will be required upon successful application for the property. Assuming that all criteria is met, a total amount as damage deposit of £775.00 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/DINER:** 17'3" x 10'3" (5.26m x 3.12m). Glazed windows to the front and side elevation. Two ceiling light points. Two wall mounted gas central heating. Storage cupboard. Internal door to: -



**KITCHEN:** 10'7" x 9'6" (3.24m x 2.9m). Comprising of a range of base and eye-level units with roll edge work surface. Inset stainless steel sink with double-sided drainer. Space and plumbing for washing machine. Electric oven/hob. Glazed window to side elevation. Ceiling light point. Internal door giving access to the property's airing cupboard, which contains the boiler. One gas central heating radiator.



**INNER HALLWAY:** Ceiling light point. Internal doors giving access to:

**BEDROOM 1:** 10'5" x 8'10" (3.18m x 2.69m). With glazed window to the front elevation. Ceiling light point. Wall-mounted gas central radiator. Useful storage cupboard.



**BATHROOM:** Comprises of a three piece suite to include shower, W.C. and wash hand basin. Two obscure glazed windows to the rear elevation. Ceiling light point. Tower rail gas central heating radiator.

**OUTSIDE:** The front of the property sits flush to the pavement. There is a small area within a shared courtyard and a shed allocated to the property.

**COUNCIL TAX BAND:** A

**DIRECTIONAL NOTE:** From our office, proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights, take a right hand turn onto Southfield Road. Continue along, following the road round to the right then to the left onto Forest Road. At the traffic island junction with Epinal Way, take the third exit. Shortly after the university, at the next traffic island junction, take the first exit onto the A512 as signposted for the M1 and Shepshed. Continue along the A512 and over the motorway traffic island junction into the village of Shepshed. At the first set of traffic lights, take the right hand turn onto Leicester Road. Follow Leicester Road along for some distance and at the mini-traffic island junction, take the second exit onto Kirkhill Road. Proceed down the hill and at the traffic island junction, take the second exit onto Britannia Street where Number 2 can be located on the right hand side.



**RESTRICTIONS:**

No pets. No sharers. 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.

**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.

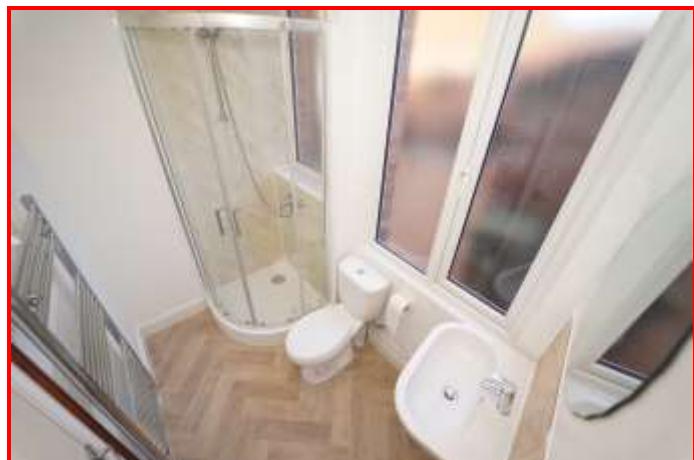
Ongoing rent is payable calendar monthly in advance by standing order.

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

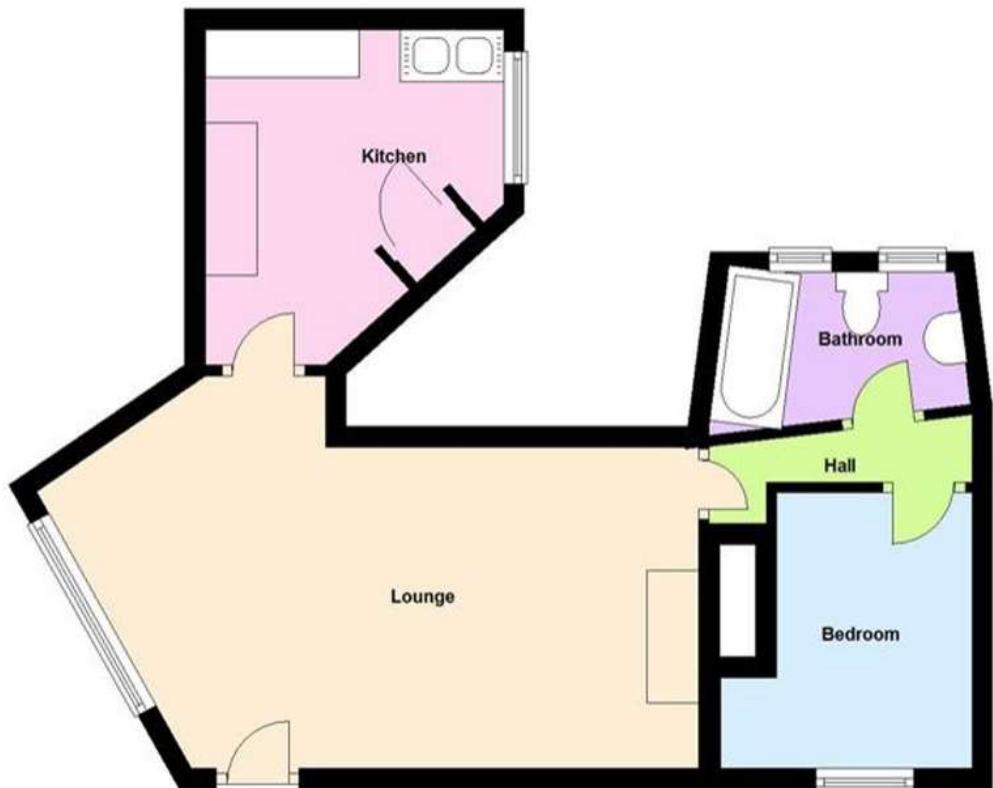
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**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 £155.00 that will be required upon successful application for the property. Assuming that all criteria is met, a damage deposit TOTAL of £775.00 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. Please note, these details were produced on the 10/01/2026 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.



## Ground Floor Flat



### Energy performance certificate (EPC)

28 Bakers Street London WC2N 5BS 1000 sq ft	Rating	2002-2008	1 January 2008
	<b>C</b>	Grade: 66	Code: 2002-2008-00000000000000000000000000000000

Property type: Ground-Floor Flat

Total floor area: 45 square metres

#### Rules on letting this property

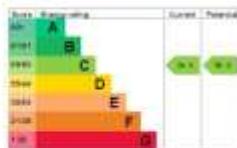
Properties can be let if they have an energy rating from A to E.

You cannot refuse to let a property just because it has an energy rating of F. You must not refuse to let a property just because it has an energy rating of G.

#### Energy rating and score

This property's energy rating is C. 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