Freckeltons
Lettings, Sales & Management

PARK ROAD, LOUGHBOROUGH, LEICESTERSHIRE,LE11 2HL



Rent £995.00.00 P.C.M. EXCLUSIVE

Having recently undergone major refurbishment works to include new kitchen, bathroom, central heating system, carpets and redecoration throughout this three bedroom semi-detached property is within easy reach of Loughborough's town Centre as well as commutator routes. The accommodation comprises of a lounge, dining room and kitchen. To the first floor three bedrooms and family bathroom. Good size garden to the rear and off-road parking space to the front. There is a holding deposit of £225.00 that is required upon successful application for the property. Assuming that all criteria is met a further payment as damage deposit of £1,145.00 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 our office for further details. Council tax band is B. Energy Rate is C.

Residential Lets

ENTRANCE HALL Stair case to the first floor. Two ceiling light points. Central heating radiator. Port hole window to the side. Under stairs cupboard. Doors to:

LOUNGE 3.46m x 3.46m (11' 4'' x 11' 4'') Which has walk in box bay to the front elevation. Ceiling light point. Central heating radiator. Feature fireplace.

DINING ROOM 3.46m x 3.27m (11' 4'' x 10' 9'') which has double glazed door and double glazed windows to the rear elevation. Ceiling light point. Central heating radiator

KITCHEN 2.69m x 1.75m (8' 10'' x 5' 9'') which has a range of base and eyelevel units with inset sink and side drainer. Inset oven and hob. Space for washing machine and larder style fridge freezer. Ceiling strip light. Central heating radiator. Double glazed window to the rear

LANDING Double glazed window to the side elevation. Ceiling light point. Loft access hatch. Doors to

BEDROOM 1 3.44m x 3.46m (11' 3'' x 11' 4'') Which has a UPVC double glazed walk in bay window to the front elevation. Ceiling light point. Central heating radiator.

BEDROOM 2 3.46m x 3.18m (11' 4'' x 10' 5'') Which has UPVC double glazed window to rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3 2.11m x 1.79m (6' 11'' x 5' 10'') Which has UPVC window to the front elevation. Ceiling light point. Central heating radiator.

BATHROOM P shaped bath with Triton T8 shower attachment over. WC. Wash Hand Basin. Full height tiling to walls. UPVC double window to the elevation. Ceiling light point. Ladder effect heated towel rail. Extractor fan.

DIRECTIONAL NOTE From our office proceed on the A6 towards Quorn. Turn right into Shelthorpe Road and proceed over the traffic Island into Park Road. Number 272 is then on the left hand side of the road.

COUNCIL TAX BAND B

RESTRICTIONS 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 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 29th September 2026.

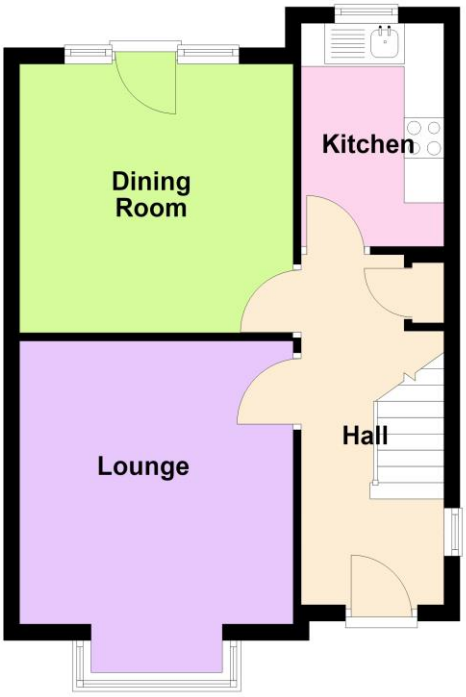




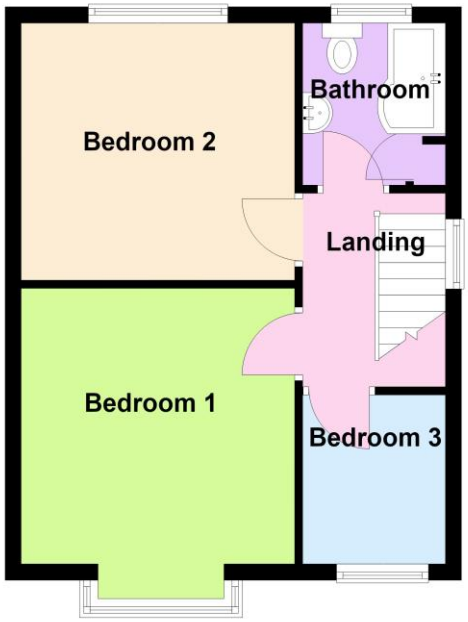




Ground Floor



First Floor



Energy performance certificate (EPC)

272 Park Road LOUGHBOROUGH LE11 2HL	Energy rating C	Valid until:	8 September 2032
		Certificate number:	0237-1004-1231-1172-5200

Property type	Semi-detached house
Total floor area	76 square metres

Rules on letting this property

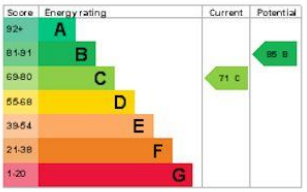
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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

OnTheMarket.com
The Property Ombudsman
TDS Tenancy Deposit Scheme member