



DRAFT DETAILS

**20 RENDELL STREET LOUGHBOROUGH, LEICESTERSHIRE
LE11 1LL**



PRICE : £149,950

Situated on the outskirts of Loughborough, this three bedroom terraced house requires refurbishment. It offers scope to be a nice family home or a great property to let. With accommodation comprising of : Lounge, Dining Room, Kitchen, Bathroom. To the first floor there are three Bedrooms. Sitting flush fronted to the road. It offers a small courtyard garden to the rear. Energy rating of D.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

Lounge 3.83m x 3.49m (12' 7" x 11' 5")

Ceiling light point central heating radiator
double glazed window to front



Dining room 3.7m x 3.8m (12' 2" x 12' 6")

Ceiling light point central heating radiator
double glaze window



Kitchen 3.03m x 2.12m (9' 11" x 6'

11") Range of base and eye-level unit units
with Royal edge Work surface ceiling light
point double glazed window and door to side
timber effect laminate flooring

Bathroom Composing of a bath wash and
hand basin and WC ceiling light point
central heating radiator window to side

Bedroom one 4.2m x 3.4m (13' 9" x 11'
2") Ceiling light point century radiator
double glazed window



Bedroom two 3.32m x 3.37m (10' 11" x 11'
1")

Ceiling light point central heating radiator
double glaze window built in cupboard
housing the boiler

Bedroom three 3.03m x 2.11m (9' 11" x 6'
11") Ceiling light point central heating
radiator and double glazed window



Directional Information Our office proceed
in a similar direction on the A6 Leicester
road. Take the second left hand turn at the
traffic lights on to Jubilee way, proceed to
the T junction turning right onto Bridge
street , which eventually turns into Turthill
road. Continue along taking the eventual left
hand turn onto Meadow Lane. Take the first
left hand turn onto Rendell street; where
number 20 can be located.

SERVICES: All services are
connected. Freckeltons have not tested the
services and appliances and interested
parties should make their own
investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale. The current Tenant has been served notice.

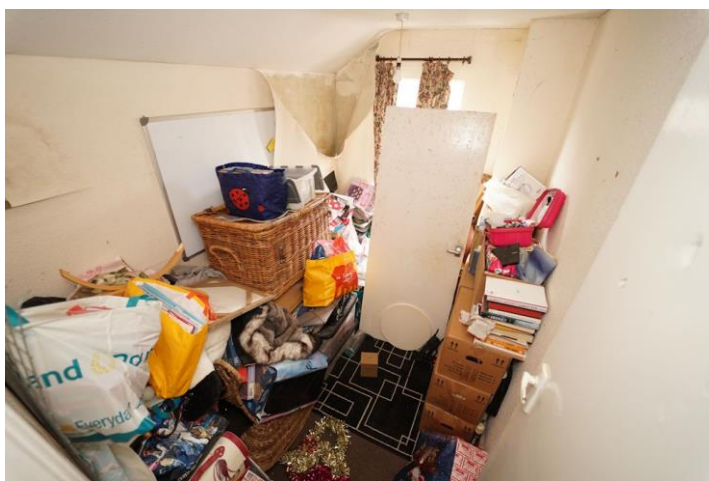
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor 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 purchasers 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. Details produced on the 31/3/26 We are members of The Property Ombudsman scheme.





Energy performance certificate (EPC)

20 Pansell Street LUDLOWBOROUGH LE11 1LL	D	Valid until: 1 October 2035
		Certificate number: 2122-1110-2130-4711-118

Property type: Mid-terrace house

Total floor area: 92 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		