

**STUDENT  
HOUSE**

**HUNTLEYS**  
LETTING LOUGHBOROUGH



**3 Bed Terraced House to rent, Leopold Street, Loughborough**  
£81 pppw (£1053 pcm) + deposit + admin fees (EPC: D)

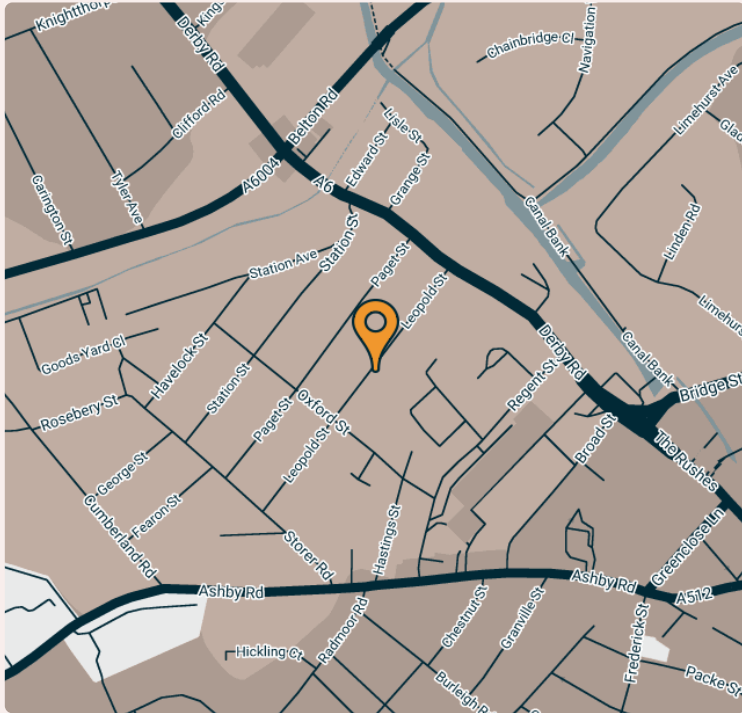
# Leopold Street, Loughborough

£81 pppw (£1053 pcm) + deposit + admin fees




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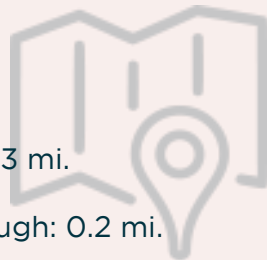
Freshly decorated with new carpets! Three bedroom terraced student property located in the popular Golden Tringle area. Convenient for both the university and town centre. The property is fully furnished and has three double bedrooms, one with an extra study area. Separate lounge, kitchen and ground floor bathroom. The property has Upvc double glazing, gas central heating and on street parking. Available 1st July 2017.

## Location



## Nearby

-  Loughborough: 0.9 mi.
-  Tesco Ruses Superstore: 0.3 mi.
-  Anytime Fitness Loughborough: 0.2 mi.



## Living Room 2.6m (8'6) x 3.3m (10'10)

Light and airy living room with Flat Screen TV.

## Bedroom 1 3.3m (10'10) x 2.6m (8'6)

Large double bedroom with additional study area

## Bedroom 3 3.5m (11'6) x 2.4m (7'10)

Smaller double bedroom on the ground floor.

## Utility Room 3.9m (12'10) x 1.4m (4'7)

With Washing machine and separate tumble dryer.

## Small Garden

Garden has small patio area and the rest is laid to lawn.

## Heating

Gas central heating

## Student tenancy set up

Â£50 per applicant. This fee covers the cost of referencing each applicant (identity, immigration and visa confirmation, financial credit checks and any other relevant information to assess affordability and suitability). Contract negotiation (amending and agreeing terms) and producing the tenancy and agreement.

## Kitchen 2.8m (9'2) x 1.8m (5'11)

Kitchen with built in oven, new hob and stainless steel extractor fan over. There is also a separate utility room with appliances.

## Bedroom 2 3.5m (11'6) x 3.3m (10'10)

Large double bedroom with additional storage area.

## Bathroom

Ground floor bathroom

## Cellar 3.5m (11'6) x 3.3m (10'10)

Provides a large storage area.

## Parking

On street parking with a permit.

## Glazing

Upvc double glazing throughout.

Interested in this property?

Call: 01509 320 320

Available  
from

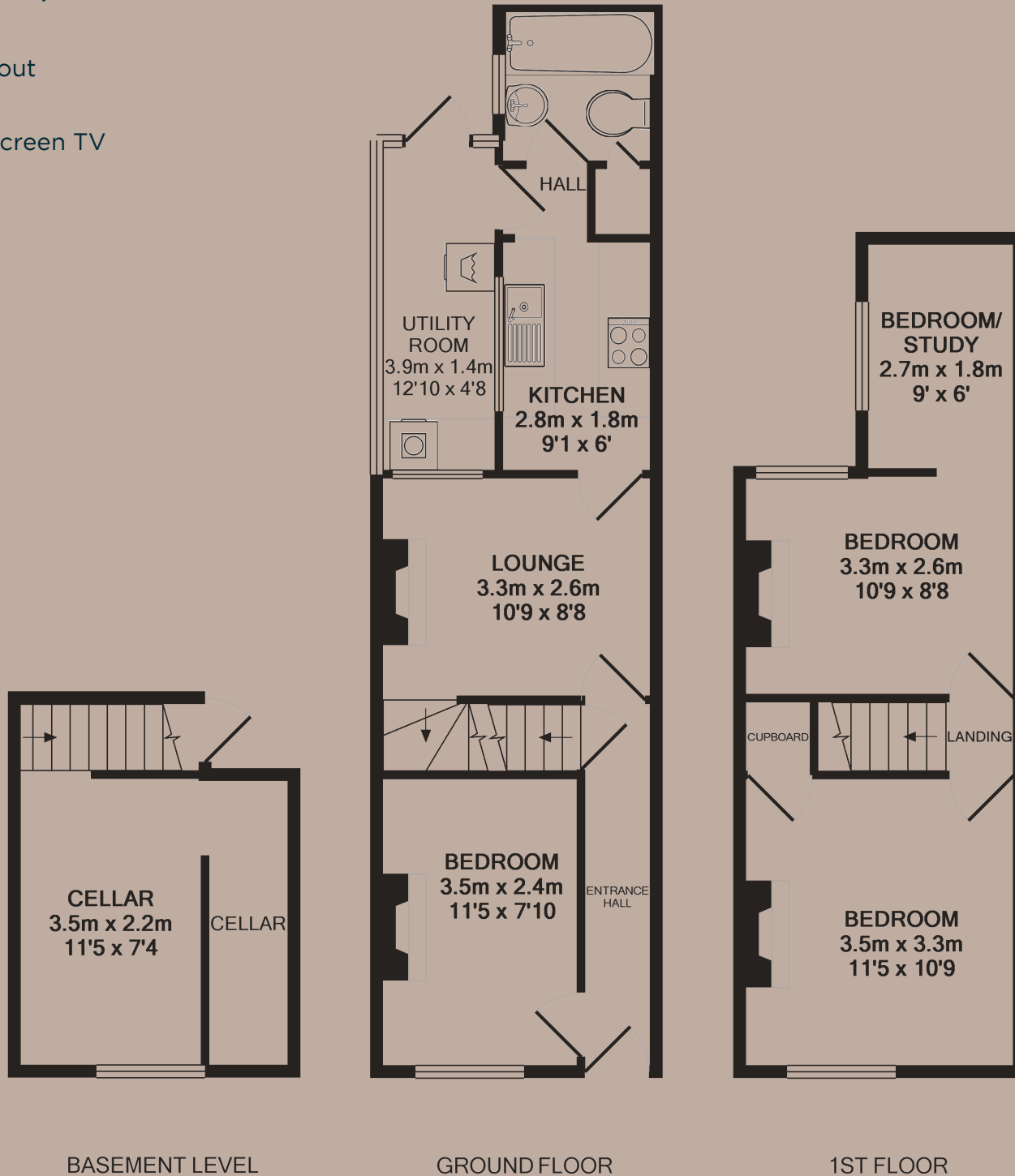
JULY

1



# Key features & Floorplan

- Students or sharers
- Newly decorated throughout
- Golden Triangle Location
- Fully furnished with Flat Screen TV
- Low student fees!



**Interested in  
this property?**  
Call: 01509 320 320

# HUNTLEYS

## LETTING LOUGHBOROUGH

Have a property like this?

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Design and marketing are at the heart of our approach. We get our clients the results they want because we ensure that the right people see their property, on the right websites, newspapers and on the high street. With the great majority of people now looking for property online we can get our clients' properties in front of as many people as the largest national agents.

Where we differ is in the quality of our work. We create stunning digital and printed particulars which highlight the individual attributes of every property we market. We then make full use of PR, social media and conventional print to expose properties to the right audience.

Our office, at the heart of Loughborough, is here to provide a straightforward, ethical and innovative letting service in a professional environment with a team that is both committed and caring.

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