

A photograph of a bedroom. In the center is a wooden bed frame with a white mattress. To the right of the bed is a desk with a glass top and metal legs, and a large arched built-in shelving unit above it. To the left of the bed is a white desk and a white wardrobe. A window with dark curtains is on the left wall, looking out onto a brick building. The floor is light-colored wood-look laminate. The walls are white with decorative crown molding.

*Clarence Street*  
Loughborough

1 Bed Room In A Shared House • LE11 1DY • £500 pcm • £570 Deposit



## Clarence Street, Loughborough

Contemporary double BEDROOM in a SHARED HOUSE. Large kitchen, maintained garden. Fully furnished to a high standard. On street permit parking. All the kitchen appliances included. BILLS and WIFI included. Just a short walk to the town.

### Kitchen 6.08m (19'11) x 3.5m (11'6)

A large kitchen with plenty of cupboard storage, includes a fridge/freezer, washing machine, cooker and hob.

### The Bedroom 4.44m (14'7) x 3.89m (12'9)

This large bedroom comes furnished with a double bed, large cupboard unit and a fridge/freezer. Views to the front of the property and centrally heated.

### Bathroom

This room has shared access to a shower room, bathroom and two separate water closets.

### Garden

This low maintenance garden has a spacious patio and lawn area.

### Parking

On street parking is available with a permit.

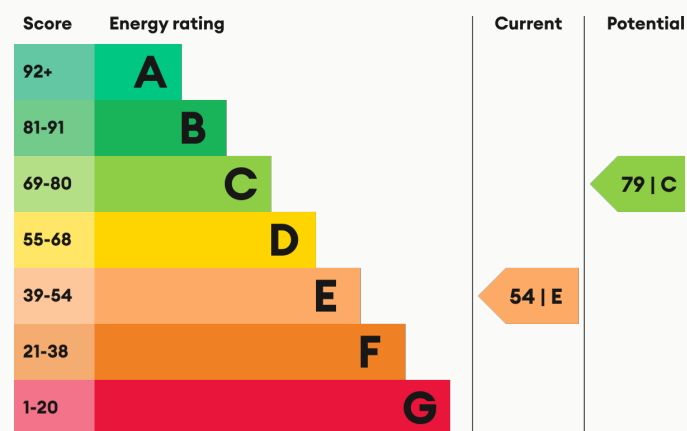
### Heating

Gas-fired central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Bedroom



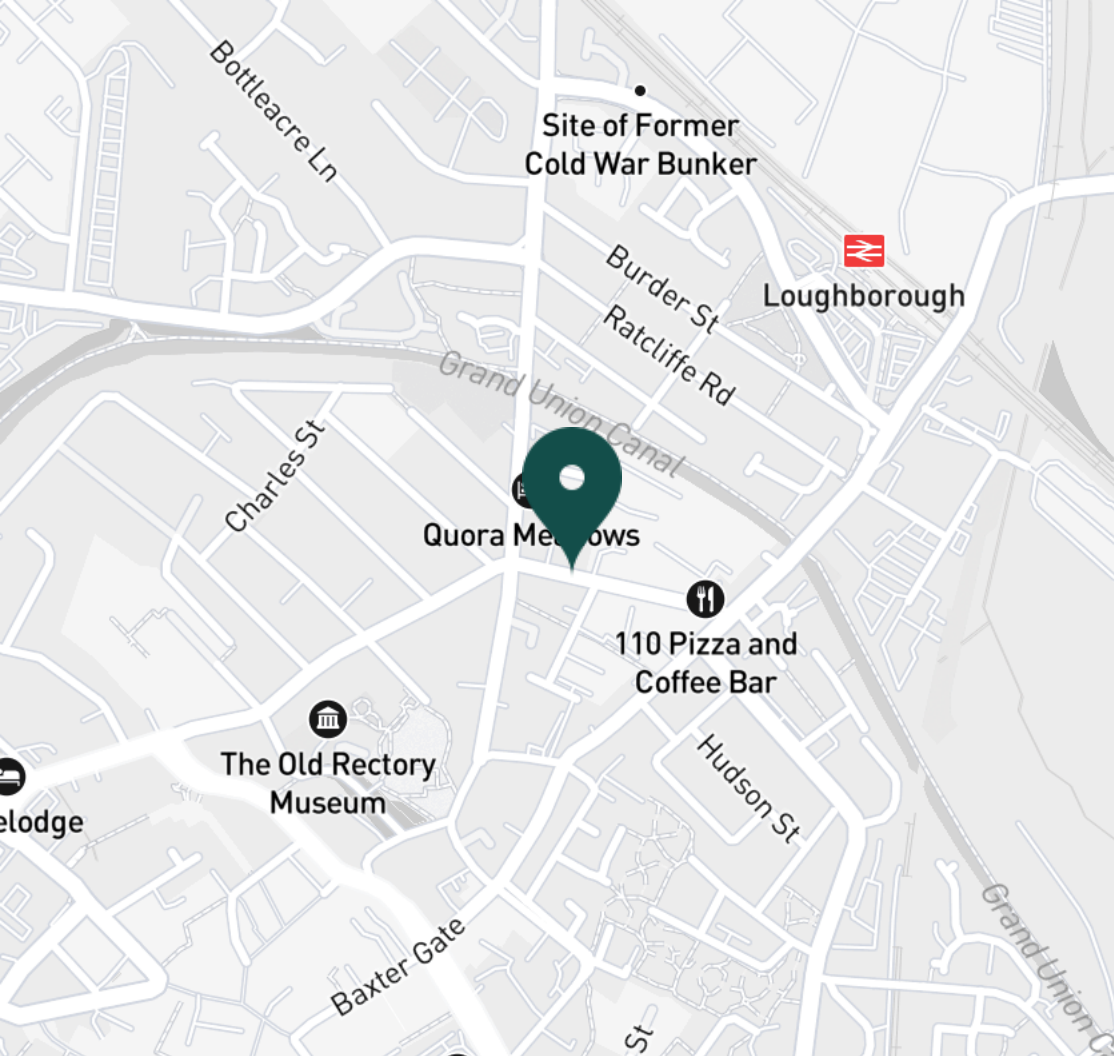
Bedroom



Bedroom



Bedroom



#### SUPERMARKETS

|                               |        |
|-------------------------------|--------|
| Tesco Superstore Loughborough | 0.5 mi |
| Marks & Spencer               | 0.6 mi |
| Aldi Loughborough             | 0.7 mi |
| Lidl Loughborough             | 0.8 mi |
| Sainsburys Loughborough       | 0.9 mi |

#### GYMS

|                              |        |
|------------------------------|--------|
| CrossFit Loughborough        | 0.1 mi |
| PureGym Loughborough         | 0.3 mi |
| Anytime Fitness Loughborough | 0.5 mi |
| Dynamite Gym Ltd             | 0.8 mi |
| NPC Performance Centre       | 0.9 mi |

#### TRAIN STATIONS

|                       |         |
|-----------------------|---------|
| Loughborough          | 0.5 mi  |
| Barrow upon Soar      | 4.1 mi  |
| Sileby                | 5.9 mi  |
| East Midlands Parkway | 10.2 mi |
| Syston                | 10.8 mi |

#### NURSERY SCHOOLS

|                           |        |
|---------------------------|--------|
| Babblebrooke Day Nursery  | 0.4 mi |
| Cobden Childrens Centre   | 0.5 mi |
| Small World Nursery       | 0.7 mi |
| Lime Tree Nursery         | 0.8 mi |
| Busy Bees in Loughborough | 1.0 mi |

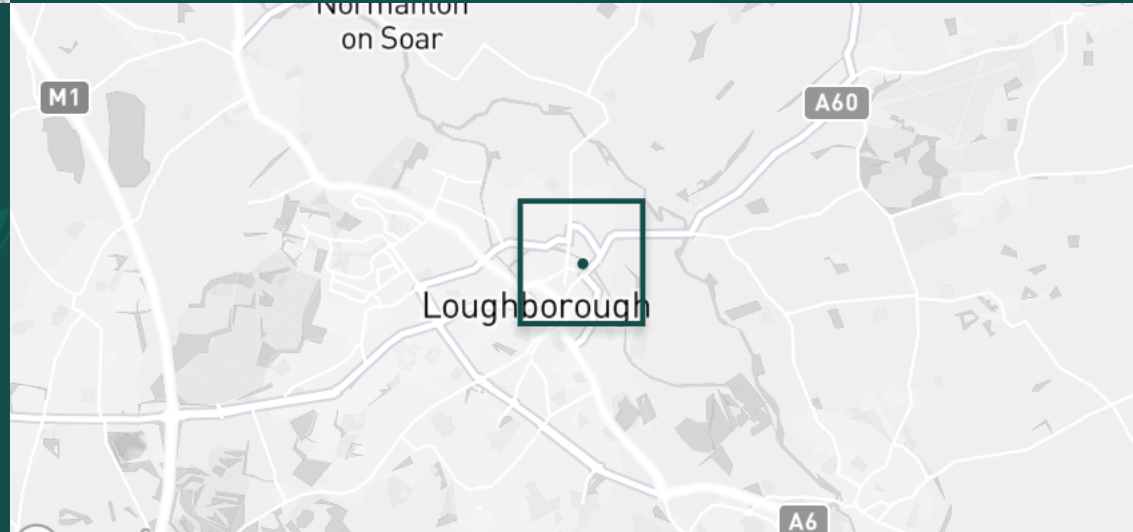
#### PRIMARY SCHOOLS

|                           |        |
|---------------------------|--------|
| Rendell Primary School    | 0.2 mi |
| Cobden PS                 | 0.8 mi |
| Fairfield Preparatory Sch | 0.9 mi |
| St Marys Catholic PS      | 1.0 mi |
| Loughborough CE PS        | 1.1 mi |

#### HIGH SCHOOLS

|                           |        |
|---------------------------|--------|
| Limehurst Academy         | 0.3 mi |
| RNIB College Loughborough | 1.2 mi |
| Loughborough Grammar Sch  | 1.2 mi |
| Loughborough High Sch     | 1.3 mi |
| Our Lady's Convent Sch    | 1.4 mi |

Discover  
Loughborough



- ✓ Bills and Wi-Fi included
- ✓ Students or Professionals
- ✓ Furnished
- ✓ Available now
- ✓ Town Centre Location
- ✓ First Floor Room





Shared Bathroom



Shared Water Closet



Shared Shower Room



Shared Kitchen



Shared Kitchen



Shared Kitchen



Shared Kitchen



Hallway



Garden



Garden

**Available**  
From 21/10/2024

**Comes**  
Furnished

**Bedrooms**  
1

**Receptions**  
0

**Bathrooms**  
1

**Parking**  
With permit

**Postcode**  
LE11 1DY

**Rent**  
£500 pcm

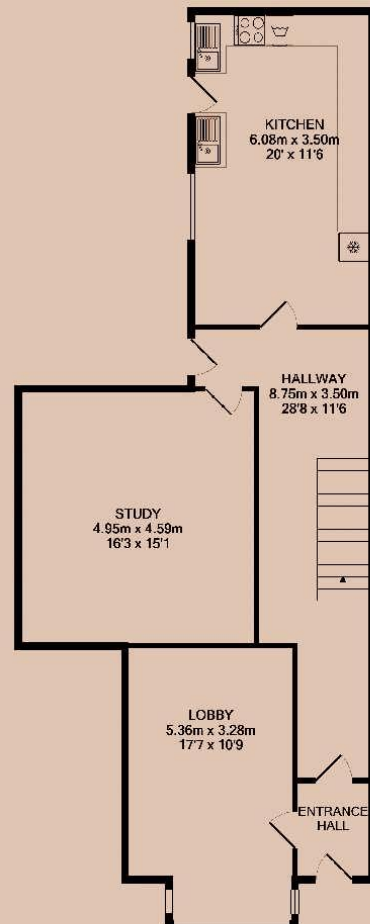
**Deposit**  
£570

**EPC**  
54 | E

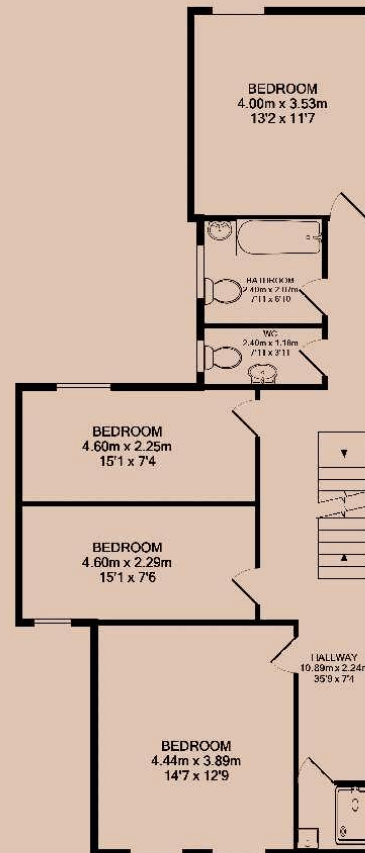
**Council Tax Band**  
Ask Agent

**ID**  
#8240

**Updated**  
21/10/2024



GROUND FLOOR



1ST FLOOR



2ND FLOOR



# *Have a property like this? Let's work together.*

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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