



*Clarence Street*  
Loughborough

1 Bed Room In A Shared House • LE11 1DY • £400 pcm • £460 Deposit



## Clarence Street, Loughborough

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

### Kitchen

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

### The Bedroom

An adequately sized, double bedroom located on the first floor. This bedroom is unfurnished.

### Bathrooms

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

### Garden

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

### Parking

On street parking is available with a permit.

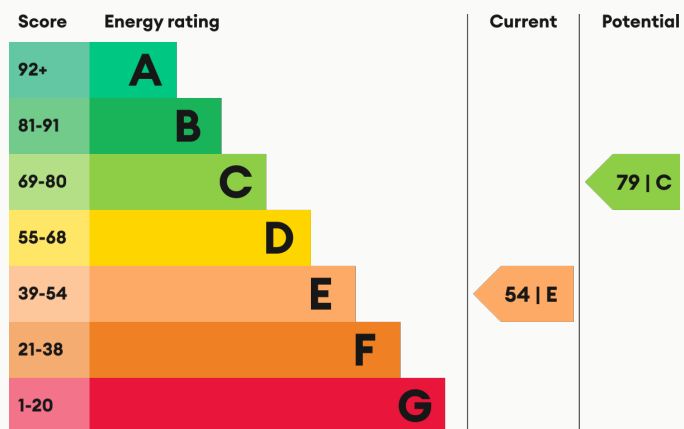
### Heating

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

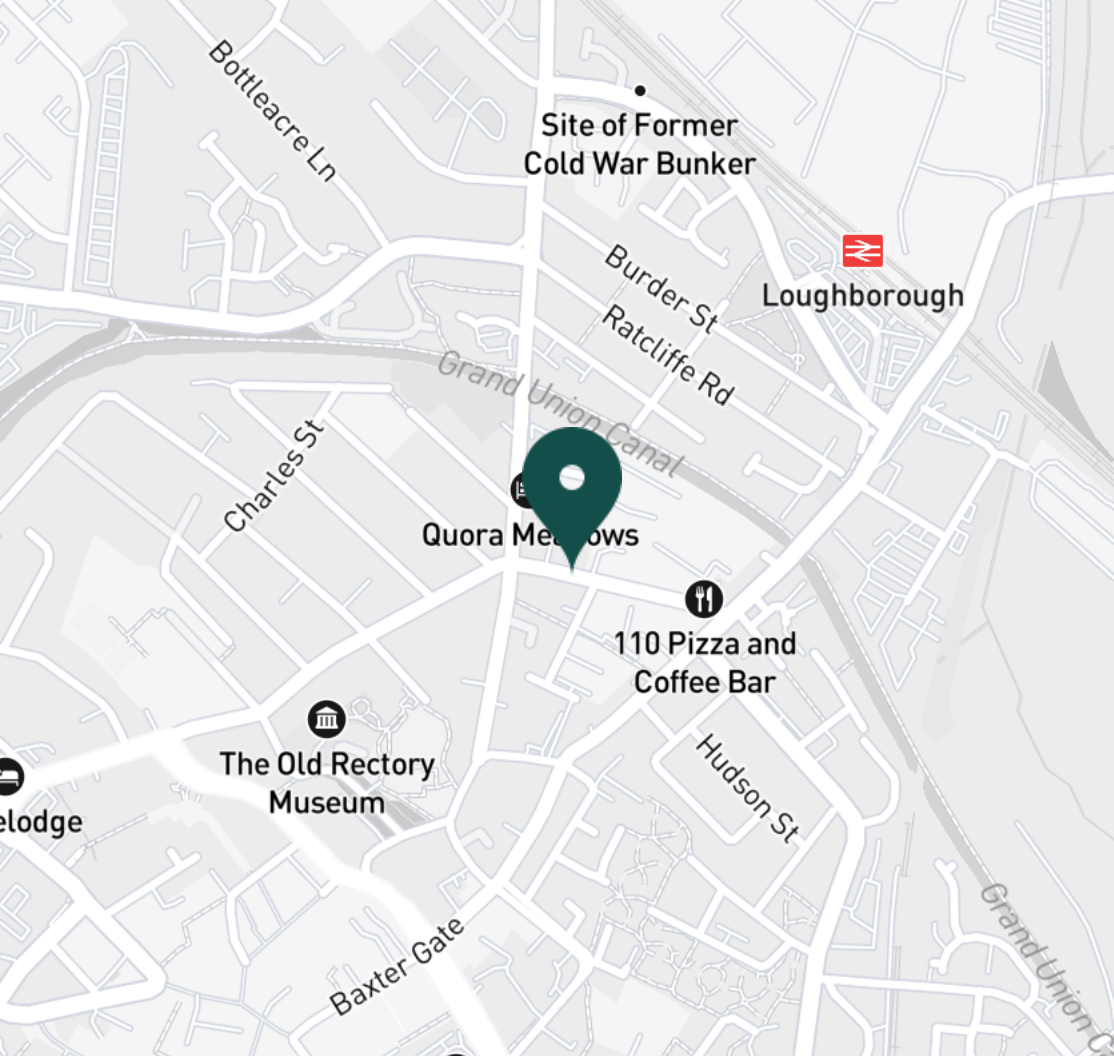


Clarence Street



Bathroom





#### 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	4.0 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

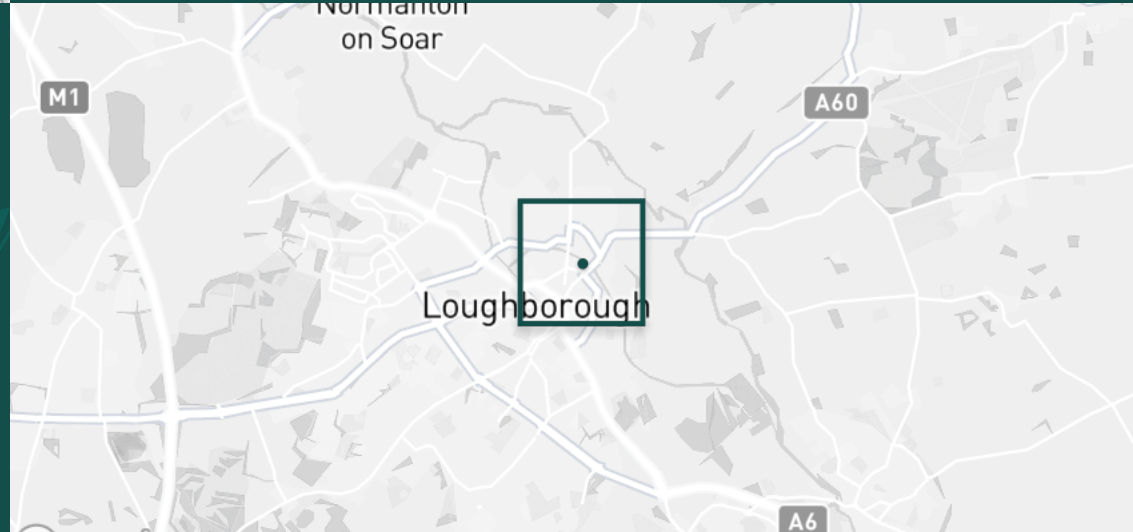
#### PRIMARY SCHOOLS

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
- ✓ Unfurnished
- ✓ Available Now
- ✓ Town Centre Location
- ✓ First Floor Room







Shower Room



Kitchen



Kitchen



Kitchen





Kitchen



Landing



Garden



Garden

**Available**  
From 12/12/2024

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
0

**Bathrooms**  
1

**Parking**  
On Street

**Postcode**  
LE11 1DY

**Rent**  
£400 pcm

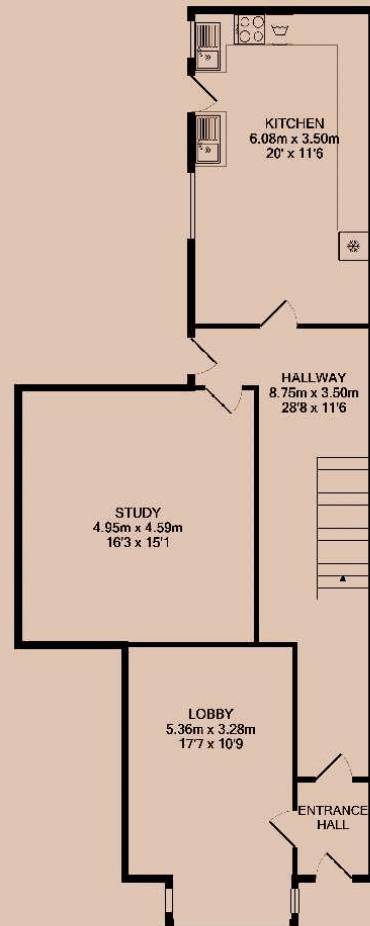
**Deposit**  
£460

**EPC**  
54 | E

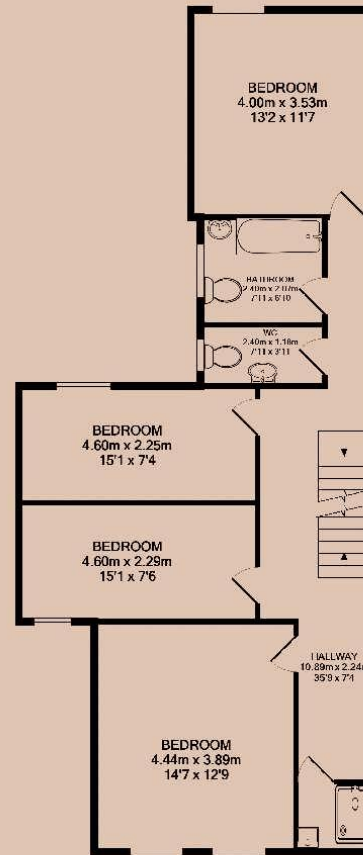
**Council Tax Band**  
B

**ID**  
#12632

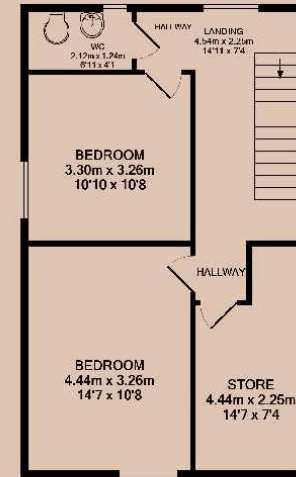
**Updated**  
05/12/2024



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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