



*Cambridge Street*  
Loughborough

3 Bed Terraced House • LE11 1NL • £1,100 pcm • £1,260 Deposit



## Cambridge Street, Loughborough

Recently renovated throughout and conveniently situated on a quiet road, between Loughborough town centre and the train station. This smart, three-bedroom, Victorian terrace house is a great choice for those wanting to be near all the towns amenities without all the usual noise. Three double bedrooms, two reception rooms, kitchen, bathroom and garden. Available Now. All photographs and video tour are of actual property.

### Lounge 3.69m (12'1) x 3.32m (10'11)

Situated at the front of the house this beautifully presented room has a large window.

### Dining Room 3.6m (11'10) x 3.32m (10'11)

This light and well decorated room has a recessed shelving area ornamental fireplace and provides access to the kitchen and first floor.

### Kitchen 2.13m (7') x 1.85m (6'1)

A well set out contemporary kitchen, recently renovated. Includes, washing machine, oven and hob, and a fridge-freezer.

### Bathroom 1.85m (6'1) x 1.66m (5'5)

Also recently renovated, a neutral three piece bathroom, including a bath, sink toilet and shower above the bath.

### Master bedroom 3.69m (12'1) x 3.32m (10'11)

A large double bedroom overlooking the front of the property and spanning its full width. Contemporary decorated whilst retaining original features and new carpet. Includes recessed cupboard over the stairs.

### Bedroom Two 3.32m (10'11) x 2.76m (9'1)

A good sized double bedroom spanning the full width of the house. With window over looking the rear garden and new carpet.

### Bedroom Three 4.03m (13'3) x 3.3m (10'10)

Situated on the top floor and spanning the full width of the house this large room has a sky-light window to the rear. and new carpet Restricted head height in places.

### Garden

A practical and attractive rear garden with patio, lawn and a shed. PLEASE NOTE: fence to be installed in rear garden.

### Parking

Plenty of on street parking to the front of the property with a residents permit.

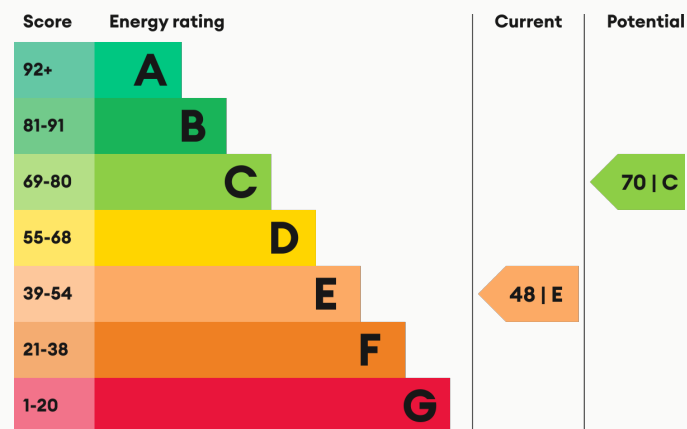
### Heating

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.



Kitchen



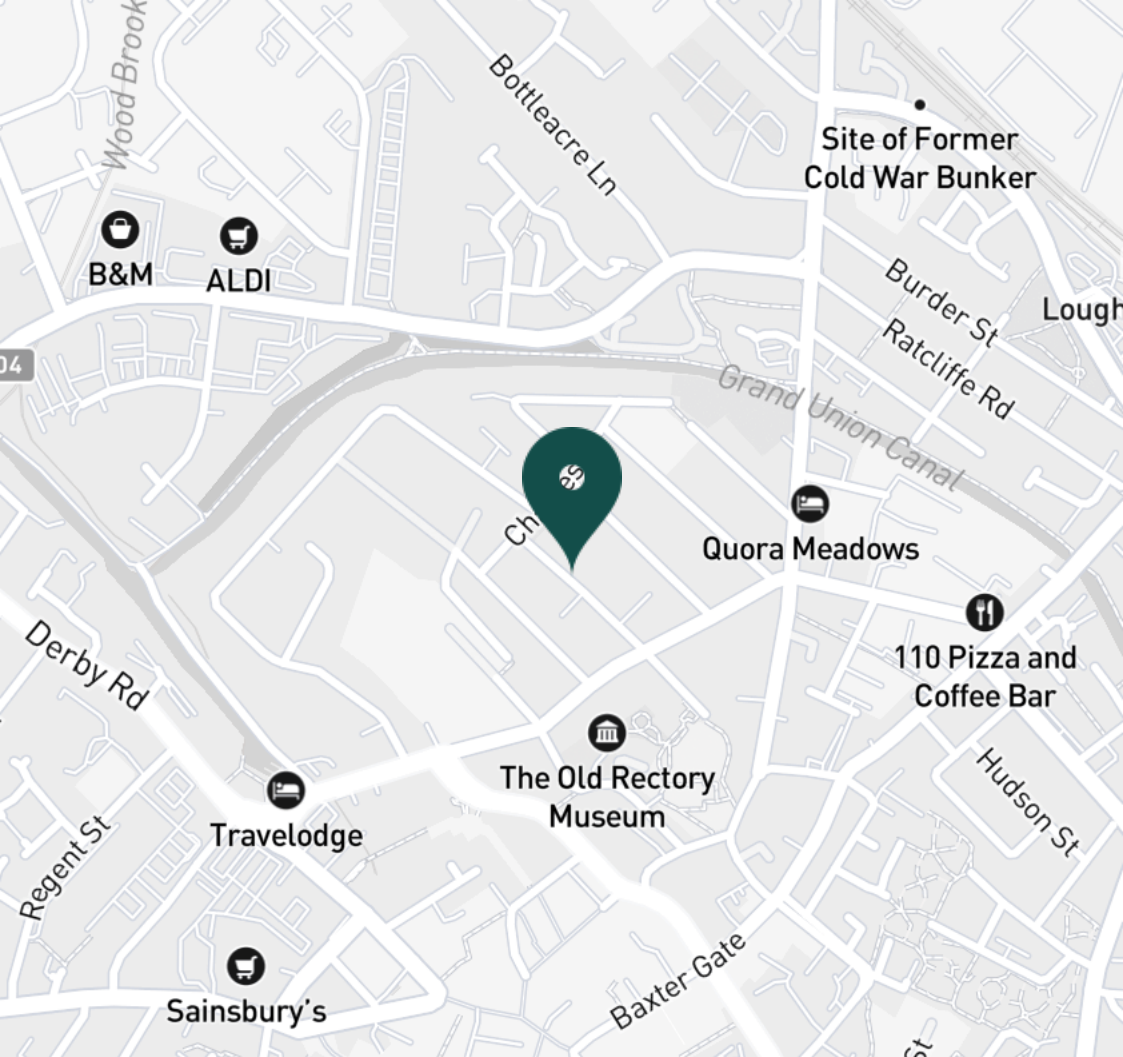
Lounge



Lounge



Lounge



#### SUPERMARKETS

Tesco Superstore Loughborough	0.4 mi
Marks & Spencer	0.5 mi
Lidl Loughborough	0.7 mi
Sainsburys Loughborough	0.8 mi
Aldi Loughborough	0.8 mi

#### GYMS

PureGym Loughborough	0.3 mi
CrossFit Loughborough	0.3 mi
Anytime Fitness Loughborough	0.4 mi
Dynamite Gym Ltd	0.8 mi
Fit4Less	1.0 mi

#### TRAIN STATIONS

Loughborough	0.7 mi
Barrow upon Soar	4.2 mi
Sileby	6.1 mi
East Midlands Parkway	10.1 mi
Syston	11.1 mi

#### NURSERY SCHOOLS

Babblebrooke Day Nursery	0.3 mi
Cobden Childrens Centre	0.6 mi
Small World Nursery	0.7 mi
Busy Bees in Loughborough	0.9 mi
Kingscliffe Day Nursery	1.0 mi

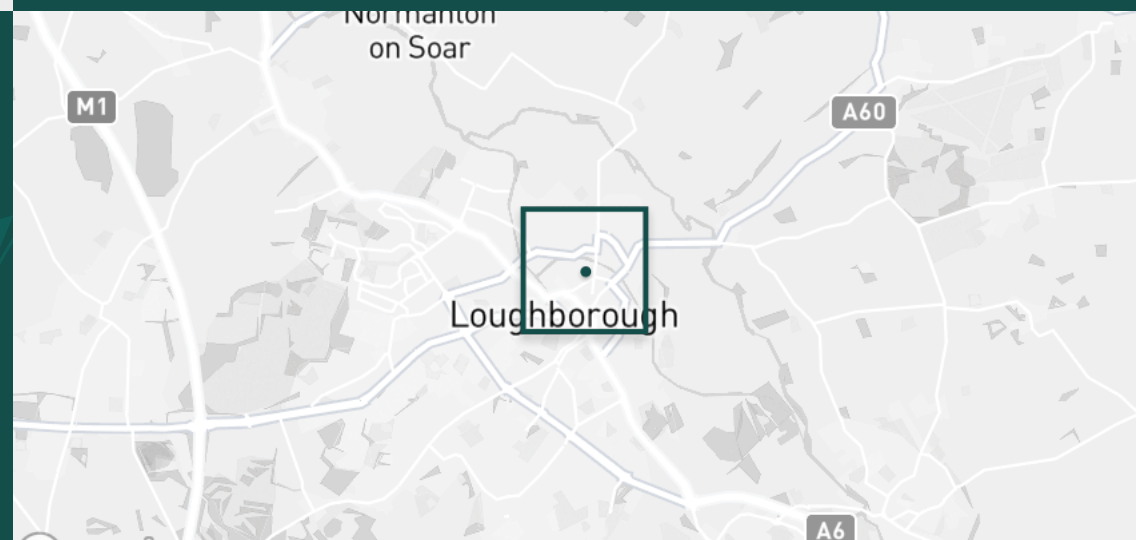
#### PRIMARY SCHOOLS

Rendell Primary School	0.3 mi
Cobden PS	0.8 mi
St Marys Catholic PS	0.9 mi
Fairfield Preparatory Sch	0.9 mi
Loughborough CE PS	1.1 mi

#### HIGH SCHOOLS

Limehurst Academy	0.2 mi
RNIB College Loughborough	1.1 mi
Our Lady's Convent Sch	1.3 mi
Loughborough Grammar Sch	1.5 mi
Loughborough High Sch	1.5 mi

Discover  
Loughborough



- ✓ Three Double Bedrooms
- ✓ Close to Town Centre
- ✓ Kitchen appliances included
- ✓ Recently Renovated
- ✓ Garden
- ✓ Available Now





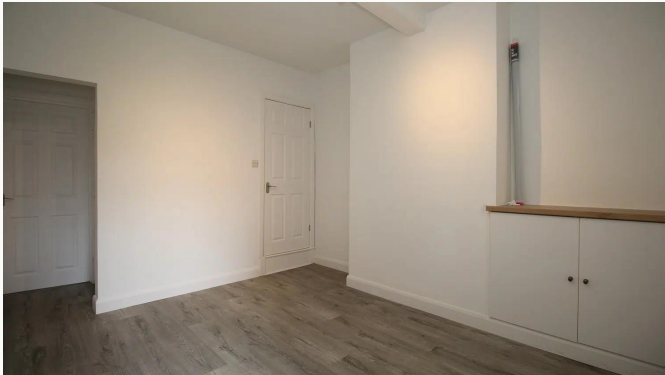
Dining Room



Dining Room



Dining Room



Dining Room



Master Bedroom



Master Bedroom



Master Bedroom



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



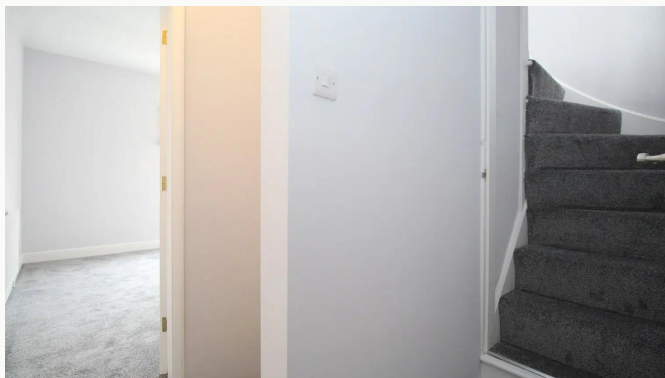
Bedroom Three



Bathroom



Bathroom



Landing



Front Garden



Cambridge Street



Garden



Garden



Garden

**Available**  
From 12/09/2024

**Comes**  
Unfurnished

**Bedrooms**  
3

**Receptions**  
2

**Bathrooms**  
1

**Parking**  
With permit

**Postcode**  
LE11 1NL

**Rent**  
£1,100 pcm

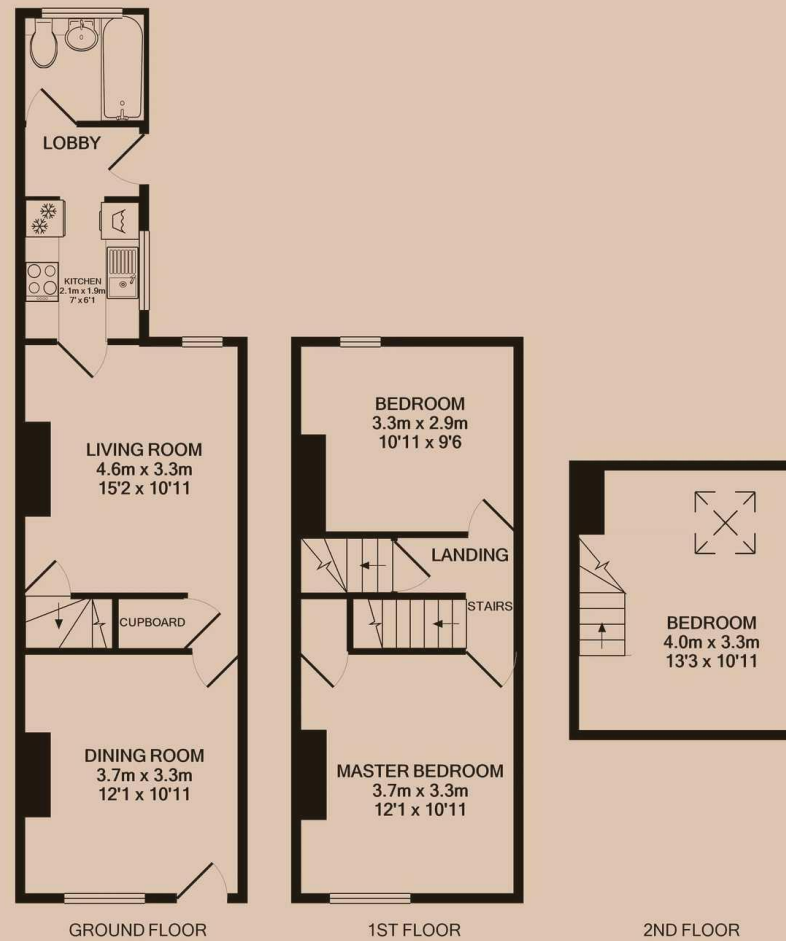
**Deposit**  
£1,260

**EPC**  
48 | E

**Council Tax Band**  
B

**ID**  
#3359

**Updated**  
12/09/2024



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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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