

# > Andrew CHELL

## PREMIER HOMES FOR STUDENTS

**13 Bampton Street, Loughborough LE11 2DR**



**6 huge double bedrooms at £89 per week**

- NO signing-up fee, NO deposit to pay until July
- Off-road parking for at least two cars
- NETWORK point for BROADBAND in all rooms
- Digital & terrestrial TV point in every room
- MUL-T-LOCK high SECURITY door locks & keys
- Windows DOUBLE glazed
- NEW kitchen with oven & hob, dishwasher, washing machine, dryer & fridge / freezer
- Large conservatory / dining room
- Three NEW white bathrooms each with bath and / or shower, basin and loo
- NEW carpets and freshly decorated throughout
- Solid pine bedroom furniture with double beds & premium mattresses
- Leather sofas and IKEA furniture in living room with digital & terrestrial TV point
- EFFICIENT gas combi boiler for 24 / 7 hot water and TIMED central heating – VERY ECONOMICAL
- Henry vacuum cleaner and other cleaning tools
- Latest FIRE detection system hard wired to mains power
- Landlord's certificates for gas safety and electricity
- Zero maintenance garden with pub style picnic bench & lockable bike shed
- Full management service inc. gardens / windows

Occupying the very best location in close proximity to both campus and town centre this is a rare opportunity to live in a truly amazing house in a lovely residential area. Refurbished to a very high standard, this traditionally constructed, bay-fronted, end-of-terrace house offers gas central heating and comprises on the ground floor: storm porch, entrance hall, two large double-bedded study bedrooms, living room, fully fitted kitchen / utility room with dining area off in new conservatory and a bathroom with white suite comprising shower, basin & loo. Staircase from the entrance hall leads to the first floor where there are three large double-bedded study bedrooms a bathroom with white suite comprising bath (with shower over), basin and loo. On the second floor a sixth, very large double-bedded study bedroom with en-suite facilities comprising shower, basin & loo. Outside is a lockable shed for bike storage plus off-road parking (for at least two cars) and south facing, enclosed, zero maintenance rear garden with a pub style picnic bench. The house also benefits from front and side gardens, with private sidewalk access to the rear garden.

**Premier houses, premier location...** When you're a student looking for somewhere to live there are just three rules; location, location, location. In Loughborough, location means an area known as the Golden Triangle, it's seriously premier league, exactly halfway between University Campus and town centre, less than 10 minutes walk from each.

Private landlord means I let my houses directly, rather than through a letting agent, so you get to deal with me, the person that owns the house. There is no application or tenancy fee. To confirm your reservation for a house I do ask you to sign a tenancy agreement and at the start of the tenancy there is a returnable security deposit of £250 per tenant to pay.

[www.andrewchell.com](http://www.andrewchell.com)

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