

> Andrew CHELL

PREMIER HOMES FOR STUDENTS

11 Burleigh Road, Loughborough LE11 3BA



6 huge double bedrooms at £87 per week

- NO signing-up fee, NO deposit to pay until July
- 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 / diner with s/s oven & hob, dishwasher, washing machine, dryer and fridge / freezer
- Three NEW white bathrooms - Two with bath and / or shower, basin and loo and one with shower only.
- Separate downstairs WC and full size basin
- NEW carpets and freshly decorated throughout
- Solid pine bedroom furniture with double beds & premium mattresses
- Leather corner sofa & 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 the most fantastic house. Refurbished to a very high standard, this traditionally constructed, bay-fronted, Victorian terraced 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 with dining area, plus downstairs loo with full size wash basin. Staircase from the entrance hall leads to the first floor where there are three large, double-bedded study bedrooms, two bathrooms each with white suite comprising shower, basin and loo - plus a further bathroom with shower only. On the second floor a sixth, very large, double-bedded study bedroom is accessed by its own staircase. Outside is a lockable bike storage shed and south facing, enclosed, zero maintenance garden with a pub style picnic bench. The house benefits from its own lockable alleyway, which provides added security and exclusive access to the rear of the house and 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

The Gate House, 20 Causeway Lane, Cropston, Leicester LE7 7GD, UK

mobile 07769 684800 phone 0116 212 7963 email andrew@andrewchell.com