

13 ARTHUR STREET : LOUGHBOROUGH LE11 3AY



3 double bedrooms

£101 per week rent 2023-2024

NO BILLS TO PAY!*

Add £15 per week all inclusive

Total all inclusive £116 per week / £6,032 for the contract

This fantastic house has three double bedrooms, one bathroom plus a comfy lounge with flat screen TV and a modern kitchen. A top class house with real character, must be seen.

Faultless location in the most-popular area of the Golden Triangle – very close to campus & town centre - this is an excellent opportunity to live in an enormously well-liked house.

The enclosed south-facing garden is perfect for BBQs; there is a lockable bike storage shed and a small lawned area with gardener provided.

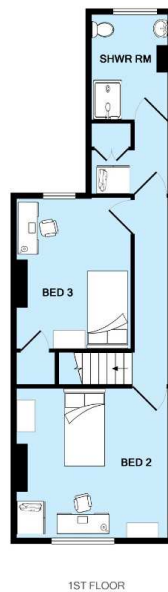
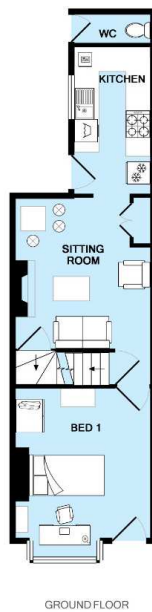
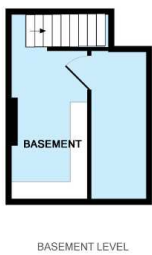


www.andrewchell.com

66 Ashby Road : Loughborough : LE11 3AE

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Address: 13 Arthur Street, LOUGHBOROUGH, Leicestershire, LE11 3AY
RRN: 8994-7525-8829-5606-2243

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(82 plus) A
(81-91) B		87	(81-91) B
(69-80) C			(63-80) C
(55-68) D			(55-68) D
(39-54) E	48		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

All-inclusive package

A budgeted allowance scheme is included in the rent to cover the cost of Water Rates and TV Licence along with all the bills for electricity, gas, broadband internet, digital TV and phone services you use during your tenancy.

Any unused allowance of the electricity and gas budget is refunded.

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