

**COBDEN STREET, LOUGHBOROUGH,  
LEICESTERSHIRE, LE11 1AF**



**Rent £ 850.00 P.C.M. exclusive**

A two bedroom mid terrace property conveniently located within easy reach of Loughborough's town centre, located close by local school. The property offers unfurnished accommodation to include lounge, dining room, kitchen, two bedrooms and family bathroom, with generous size garden to the rear. Recently redecorated, with new carpet fitted and a brand new kitchen installed. Energy Rate C. Council tax band A. There is a holding deposit of £195 to pay in the moment your application is selected the first month rent (£850) and rest of the security deposit (£785) will be due for payment before signing the tenancy. Parking on road available with resident permit. Restrictions apply please contact the office for further details.

**THINKING OF LETTING?  
For a FREE APPRAISAL of your property without obligation**

**Residential Lets**

## ACCOMMODATION:

**ENTRANCE HALL:** Access to the first floor accommodation. Ceiling light point. Central heating radiator. Coat hangers wall mounted. Internal doors giving access to: -

### LOUNGE:

**3.33m x 3.66m (10' 11" x 12' 0")**

UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Carpet fitted. Built in cupboard with fuse box. Fireplace with tiled surround and hearth. Curtain pole.



### DINING ROOM:

**3.66m x 3.4m (12' 0" x 11' 2")**

UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Carpet fitted. Built in storage cupboard. Curtain pole. Door into: -



### KITCHEN:

**3.16m x 2.12m (10' 4" x 6' 11")**

Comprising of a matching range of base and eye-level units with roll edge work surface. Built in oven with four ring hob over. Space under for washing machine and space aside for fridge freezer. UPVC double-glazed window facing the side. Door to the side elevation. Vinyl floor fitted. Ceiling light. Central heating radiator. Housing the property's combination central heating boiler. Door to: cellar.



**LANDING:** Built in cupboard. Loft access hatch. Ceiling light point. Internal doors giving access to: -

### BEDROOM 1:

**4.69m x 3.35m (15' 5" x 10' 0")**

UPVC double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Carpet fitted. Curtain pole.

### BEDROOM TWO:

**2.89m x 3.39m (9' 6" x 11' 1")**

UPVC double-glazed window to the rear elevation. Central light point. Central heating radiator. Carpet fitted. Curtain pole.

### BATHROOM:

**3.16m x 2.12m (10' 4" x 6' 11")**

Comprises of a three piece suite to include panelled bath with shower attachment over, WC and wash hand basin. Obscure UPVC double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Vinyl floor.



### OUTSIDE:

Garden to the rear comprises of a slab patio area with the rest of the garden being laid to lawn with slab walkway leading to the bottom of the garden. External shed with WC.

**RESTRICTIONS:** No Pets. No Smokers. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form and wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

**THE TENANCY AGREEMENT:** An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy. Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

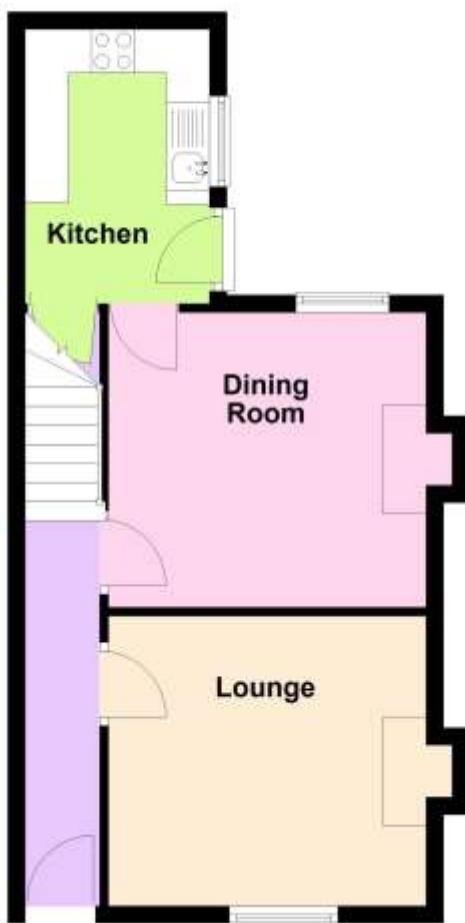
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

**RESERVATION:** If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

**IMPORTANT NOTE:** All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. We are members of The Property Ombudsman scheme. Details prepared on the 12<sup>th</sup> February 2026.



## Ground Floor



## First Floor

