



## Leopold Street, Loughborough, LE11 5DW

### £199,950

What a fantastic opportunity to purchase this immaculately presented, two-bedroom extended terrace property, located within walking distance of Loughborough town centre, Loughborough University, and local supermarkets including both Sainsbury's and Lidl.

The property benefits from gas central heating, double-glazed windows, and a good-sized, low-maintenance, enclosed rear garden.

This property has historically been let to students and has the potential rental income (two students) of £17,160 Ex Bills for the 2025/2026 academic year. The accommodation comprises two reception rooms and an extended kitchen on the ground floor. On the first floor, there are two double bedrooms and a shower room. Access to the property is via the front door and also through a shared alleyway down the side of the property, leading into the rear garden, which is accessed across the neighbouring property.

Please note: If a buyer seeking owner-occupancy agrees to purchase the property before tenants are signed for the next academic year, this would also make a fantastic residential purchase.

Call our office for more information and to arrange your viewing.

# Leopold Street, Loughborough, LE11 5DW

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

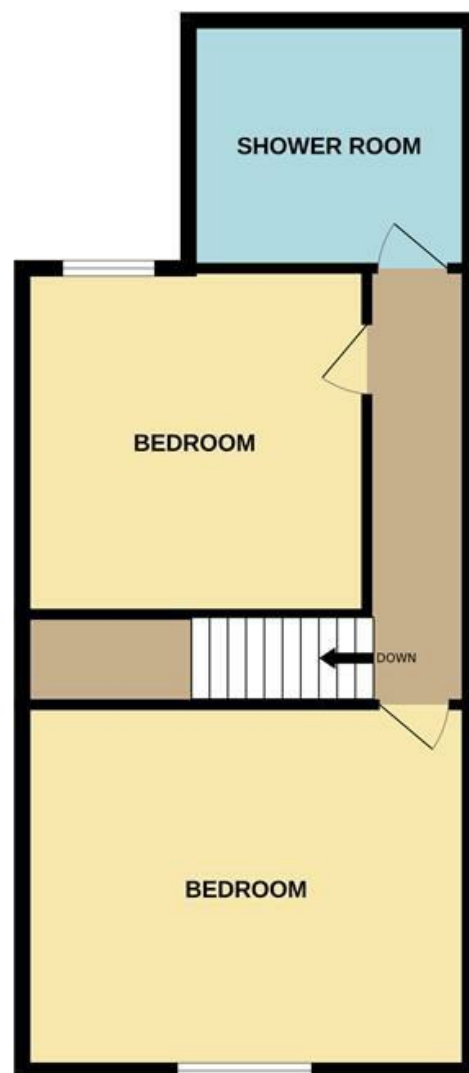
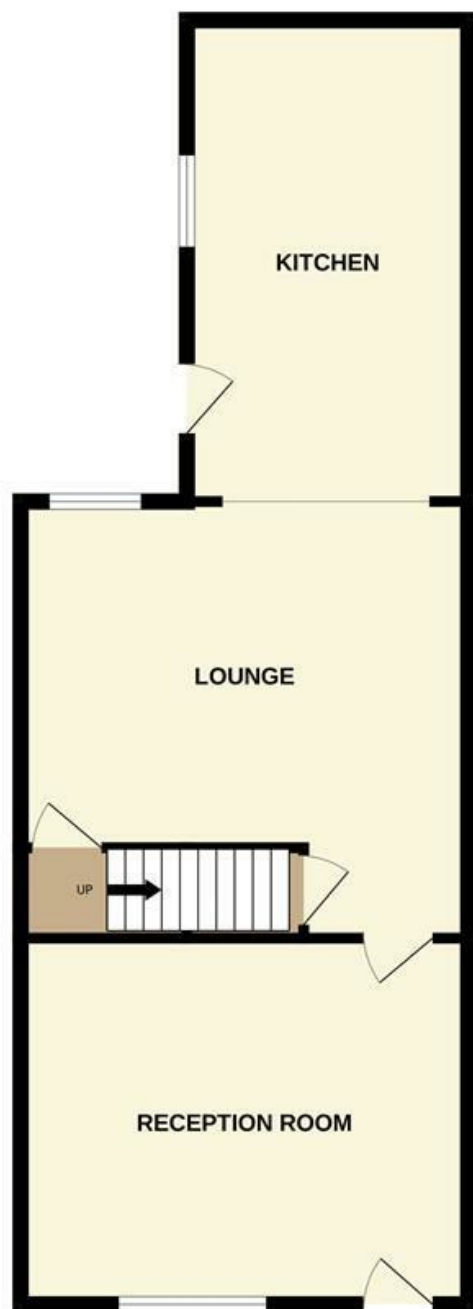
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

| Energy Efficiency Rating                    |  | Current                                                                                                     | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                                             |           |
| (92 plus) <b>A</b>                          |  |                                                                                                             | <b>88</b> |
| (81-91) <b>B</b>                            |  |                                                                                                             |           |
| (69-80) <b>C</b>                            |  |                                                                                                             |           |
| (55-68) <b>D</b>                            |  | <b>66</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |  |                                                                                                             |           |
| (21-38) <b>F</b>                            |  |                                                                                                             |           |
| (1-20) <b>G</b>                             |  |                                                                                                             |           |
| Not energy efficient - higher running costs |  |                                                                                                             |           |
| England & Wales                             |  | EU Directive 2002/91/EC  |           |