RYAN HILL

ryanhill.me

33 Edward Street

From **£120** pppw

£142 pppw including bills · Price for 2027/28











Top features

3 bed · 1 bath · furnished · garden · permit · 0.8m to uni · 0.4m to town

The house

This fantastic three-bedroom student property offers spacious and comfortable living in a great location, within easy walking distance of both Loughborough University and the town centre, with the added convenience of a nearby supermarket. Featuring three generously sized bedrooms and an additional room dedicated to storage, there's plenty of space to keep everything organised and clutter-free. Outside, the private rear garden provides the perfect setting for relaxing, enjoying summer BBQs and socialising with friends.

Everything included

- ✓ Smoke detectors
- ✓ Carbon monoxide detector
- ✓ Fridge/freezer
- ✓ Washing machine
- ✓ Sofa
- ✓ Double bed
- ✓ Desk
- ✓ Desk chair
- ✓ Wardrobe
- ✓ Chest of drawers
- ✓ Bike storage

Bills included

Gas · Water · Electricity

Property details

Council tax	**Band A**
EPC rating	**D**

Safety certificates

✓ EICR · ✓ Gas Safety certificate

Documents available on request.

Come and see it

Scan the QR code to see every photo of 33 Edward Street and book a viewing.

T 01509 558 888 **E** hello@ryanhill.me **W** ryanhill.me

Details correct on 23 November 2026. Images for illustration purposes only; furniture and decor may vary.