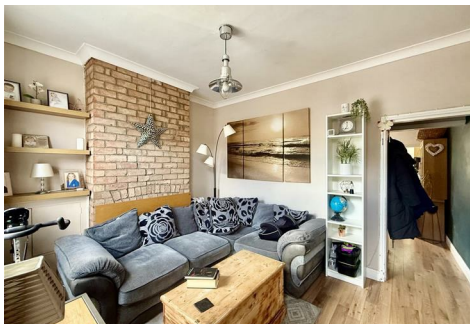


Holdern

A Modern Estate Agent



18 Albert Street, Loughborough, LE11 2DW

£185,000

Boasting both charm and character features with a superb blend of modern day appliances, this excellent residence is offered to the market with no upward chain, with huge potential for first time buyers or as an investment buy-to-let property and can be sold with a tenant in situ if required. Ideally situated within one of the most convenient Loughborough locations for the town centre and with nearby facilities all in close proximity as well as Loughborough Endowed schools.

Summary

Nestled within easy walking distance of Loughborough's vibrant town centre, this beautifully presented two-bedroom mid-terraced house offers a convenient and comfortable living space. The property boasts a thoughtfully designed layout, making it an ideal choice for first-time buyers or those looking to establish themselves in a desirable location.

Upon entering, you are welcomed into a spacious and inviting lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge is a separate dining room, providing a versatile space for family meals or dinner parties. The well-appointed kitchen is fitted with modern units and appliances, offering ample storage and workspace to cater to everyday cooking needs.

Ascending to the first floor, you'll find two generously proportioned double bedrooms, each providing comfortable and flexible living arrangements. The bedrooms are light-filled and well-sized, offering plenty of space for furniture and personal touches. Completing this floor is a bathroom complete with a bath with shower over, low flush w/c and wash hand basin.

Externally, the property benefits from on-street permit parking to the front, making parking arrangements straightforward and convenient. To the rear, there is a well presented and secure garden, ideal for outdoor dining, relaxing in the sunshine, or simply enjoying a private outdoor space in the sun!

This charming home is perfectly positioned for those seeking easy access to local amenities, shops, schools, and transport links. Its combination of practical living spaces, convenient location, and attractive outdoor area makes it an excellent opportunity for prospective homeowners to take their first step onto the property ladder.

Viewing is highly recommended to fully appreciate the size, layout, and excellent location on offer. Don't miss out on this fantastic opportunity to make this lovely house your new home.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered

incorrect.

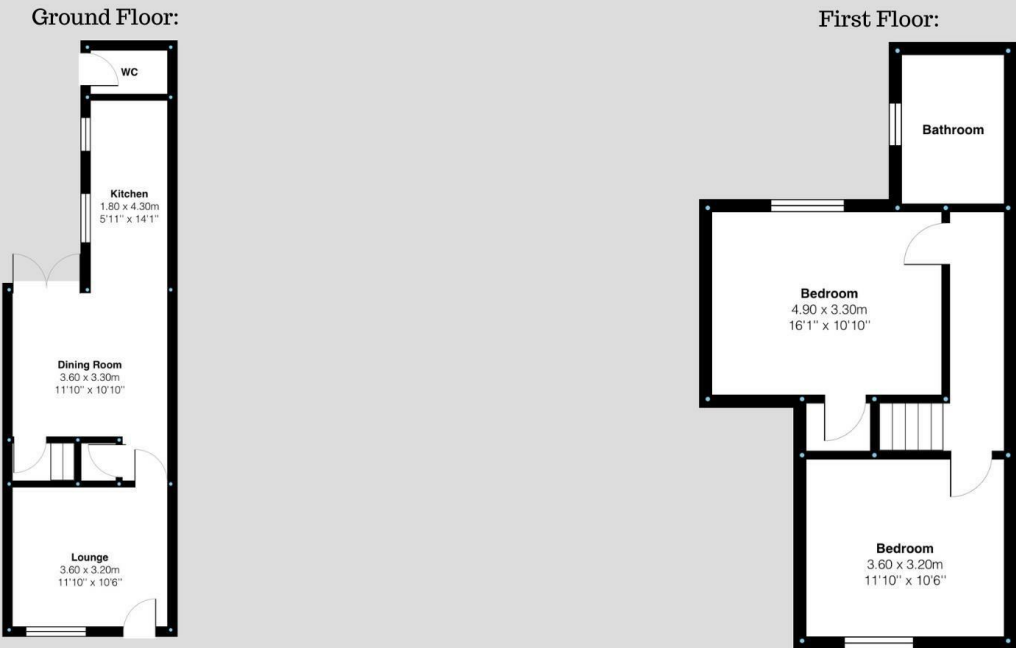
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Albert Street, Loughborough
Internal Square Footage: 775 sq.ft

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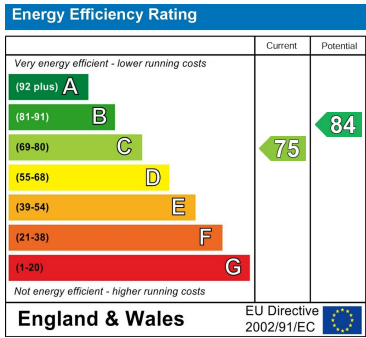
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Area Map



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.