Albert Promenade | | Loughborough | LE11 1RE

Asking price £199,950

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ESTATE AGENTS & VALUERS

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Benefitting from a garage and driveway to the rear, this spacious character property is situated in this highly popular location within walking distance to the town centre. The house is offered with no upward chain and has Upvc DG and GCH. The accommodation offers hallway, lounge with bay window, open plan dining kitchen and a large conservatory to the rear. There is a ground floor w/c, whilst the first floor landing gives way to two double bedrooms and a large bathroom. Outside the property has gardens front and rear, with access to a detached single garage and driveway leading onto Lime Avenue.

- Bay Fronted Terraced House
- Walking Distance to Town
- Two Bedrooms
- Conservatory to the Rear
- Ideal FTB or Investment
- Garage and Driveway to Rear
- Easy Access to Train Station
- Lounge and Dining Kitchen
- Enclosed Rear Garden
- No Chain

Entrance Hall
With stairs leading to the first floor and access to the open plan living space.

Living Room
A spacious room with Bamboo timber flooring which also leads to the open plan kitchen space. There is also a square bay window to the front.

Dining Kitchen
An impressive room with Bamboo timber flooring whilst the working area of the kitchen has a range of wall and base mounted timber units, stainless steel sink unit and drainer, built in oven, hob and extractor as well as a integrated fridge and dishwasher. There are also spot lights.

Conservatory
A well proportioned room which currently accommodates a large home gym. There are windows to the rear viewing into the garden.

W/c
With a low level flush W/c.

Bedroom 1
A lovely sized room with fitted wardrobes, window to the front.

"An Ideal First Time Buy or Investment"

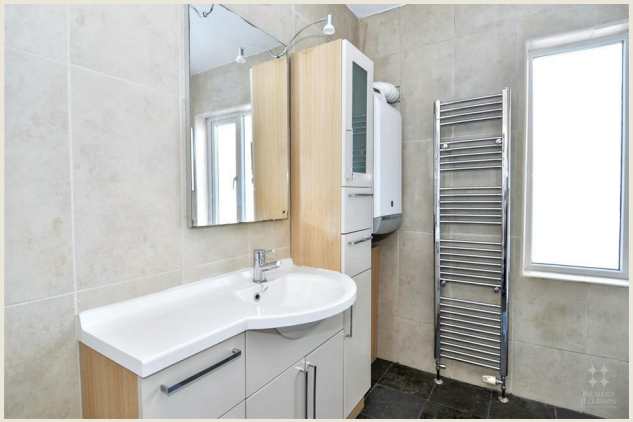
Bedroom 2
A good sized room with two windows to the front and a built in cupboard.

Bathroom
A three piece suite comprising low level flush W/c, wash hand basin and bath with shower over. There is also a window to the rear.

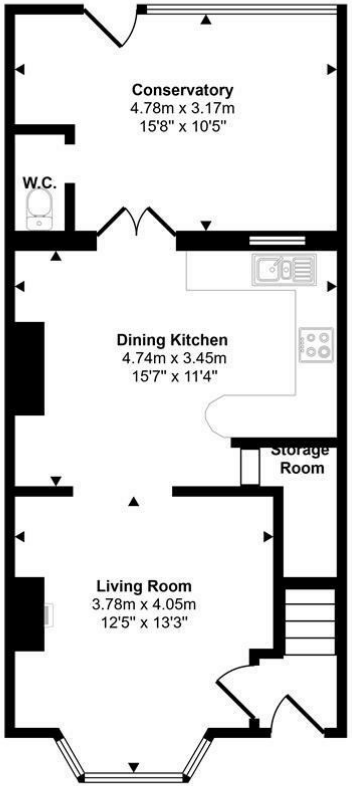
Outside
To the front there is a low maintenance from garden, to the rear there is a good sized enclosed garden with a storage garage to the rear and driveway to Lime Avenue.

The Area
The property sits in a position only 10 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 20 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 30 min walk away.

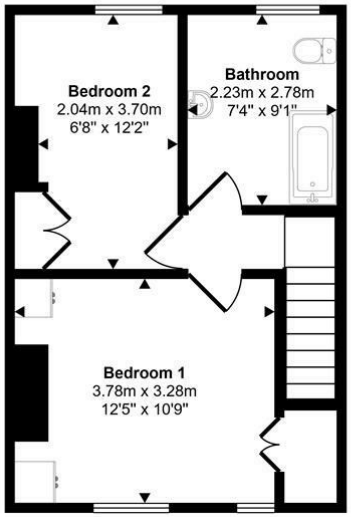
Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



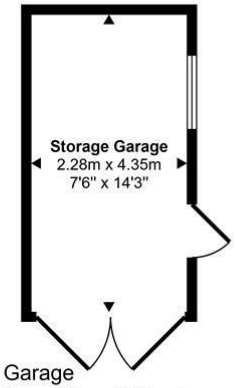
Approx Gross Internal Area
95 sq m / 1021 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft

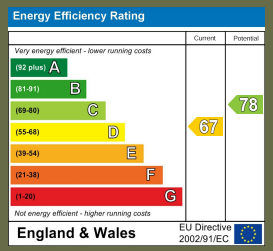


First Floor
Approx 34 sq m / 364 sq ft



Garage
Approx 10 sq m / 107 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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