



Albert Promenade | Loughborough | LE11 1RB

Offers over £160,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Offering an immense amount of character features and requiring some modernisation, this spacious Edwardian Villa sits in a popular and well regarded location a short distance from the town centre and train station. This exciting project is ideal for someone who loves original features and wants to further sympathetically bring out the character, blending with modern conveniences. There have been some improvements already such as high quality double glazed sash windows, and is offered with no upward chain.

- Bay Fronted Terraced House
- Popular Location
- Walking Distance to Town
- Easy Access to Train Station
- Two Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Permit On Street Parking
- Character Features
- No Chain

Lounge

A large room with square bay window toward the front elevation and a feature fireplace.

Dining Room

With window to the rear, understairs cupboard and Staircase to the first floor.

Kitchen

Fitted with a range of wall and floor mounted units, space for appliances and window and door to the side.

Utility

A storage area in conjunction to the kitchen.

First Floor Landing

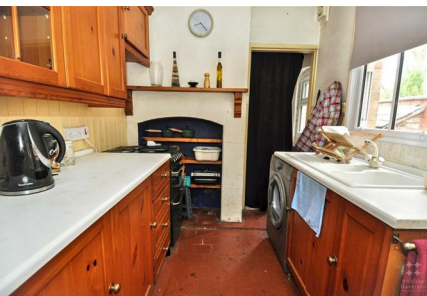
With access to -

Bedroom 1

A large double bedroom with window to the front elevation.



"An ideal First Time Buy or Investment"



Bedroom 2

A spacious double bedroom with window to the rear elevation.

Bathroom

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

Outside

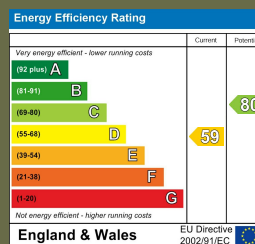
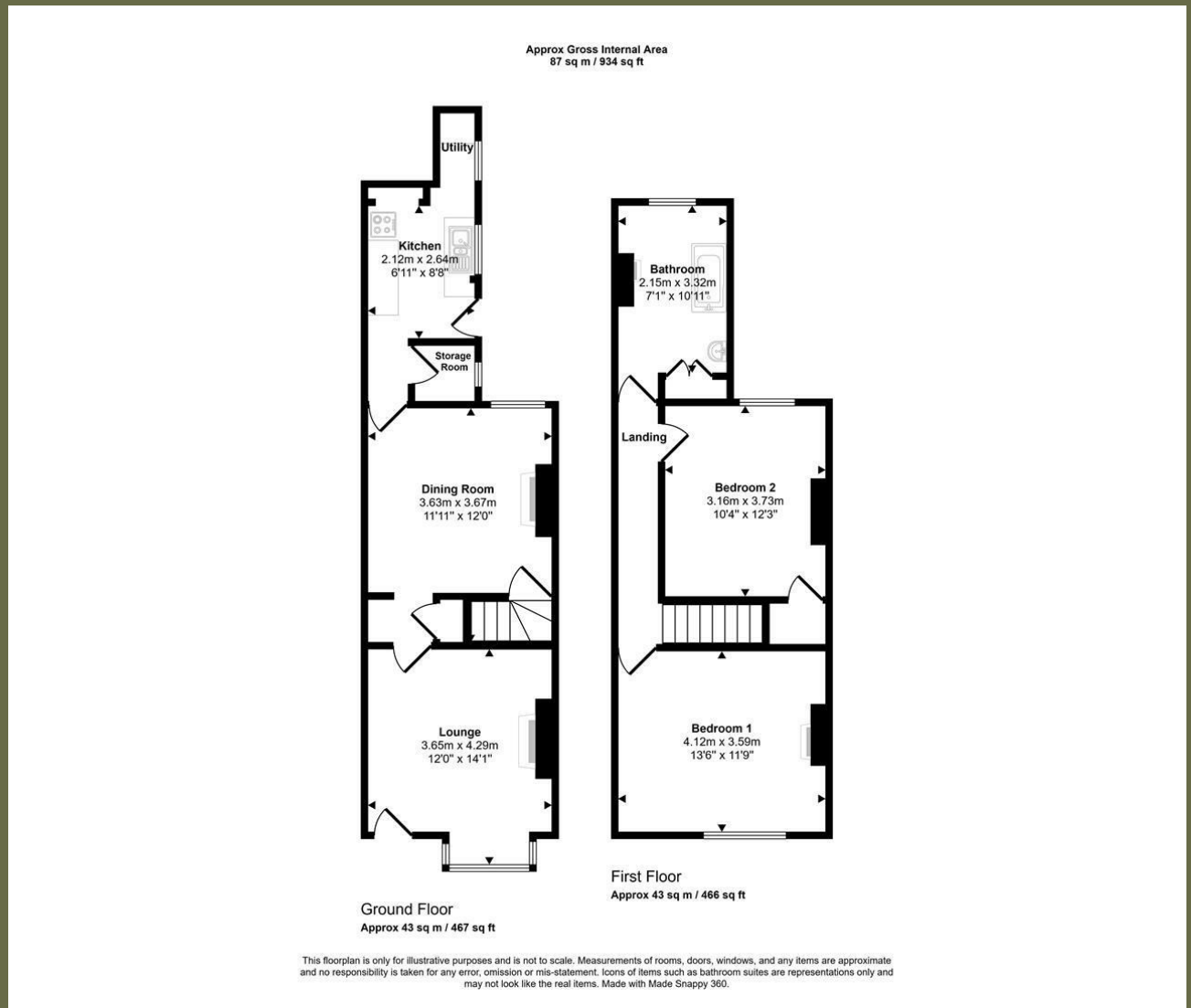
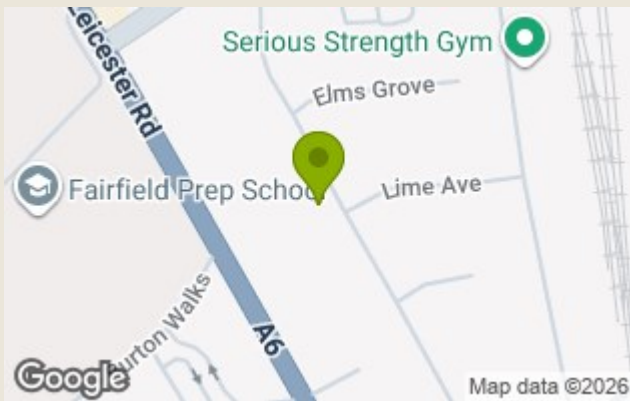
There is a small palisaded front garden, shared side access passage, enclosed rear garden with a shed.

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.



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