

Albert Promenade | | Loughborough | LE11 1RB

Asking price £220,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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This attractive bay fronted terraced villa sits in a highly regarded location close to the town centre and numerous amenities. The property has been lovingly upgraded to a stylish classic design complimenting the character features, whilst maintaining a level of modern convenience. There are three good sized bedrooms and a luxury shower room, two generously proportioned reception rooms with feature fireplaces and a bright, spacious kitchen with a vast range of modern storage units. Outside is a palisaded front garden and a private, mature low maintenance garden to the rear with patio, artificial lawn and a shed.

Attractive Bay Fronted Villa	Numerous Character Features
Three Large Bedrooms	Two Generous Reception Rooms
Modern, Stylish Kitchen	Upvc DG and GCH.
Well Presented Throughout	Close to Town Centre
Walking Distance to Train Station	No Upward Chain

Lounge
A lovely size room with fireplace and bay window to the front.

Dining Room
With staircase to the first floor and an understairs cupboard. There is a feature fireplace and window to the rear.

Kitchen
Featuring timber effect high quality vinyl flooring and a vast range of wall and base mounted units, finished in a contemporary style, with contrasting timber effect worktops, integrated hob with extractor, oven and space for a fridge freezer and washing machine. There is also a Upvc door leading to the rear enclosed garden.







'An Attractive Mid Terraced Villa'











First Floor Landing
With access to -

Bedroom 1
A spacious double bedroom with feature fireplace, window to the front.

Bedroom 2
A large room with a feature fireplace and window to the rear.

Shower Room
Fitted with a three piece suite comprising low level flush w/c, wash hand basin and walk-in shower cubicle. There is a window to the side.

Bedroom 3
Ideal to be used for an office/ workspace.

Outside
To the front there is a small palisaded front garden and shared side access passage. To the rear is a beautifully presented enclosed garden with a paved patio, turf and shrubs.

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











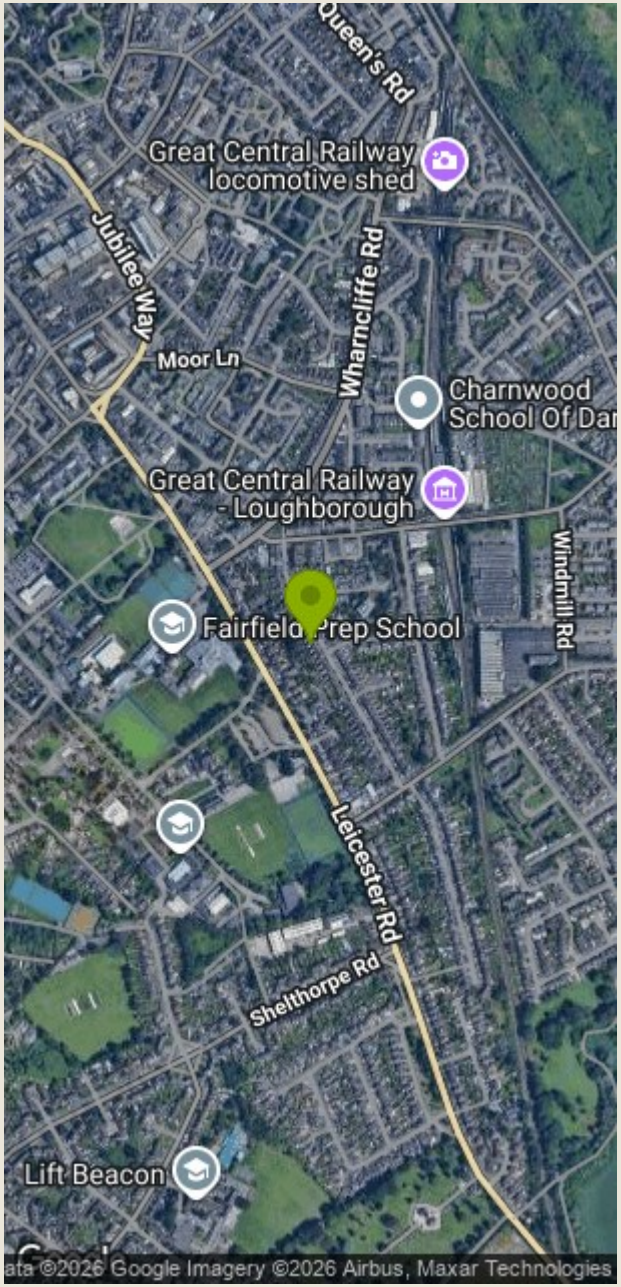
material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood 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.

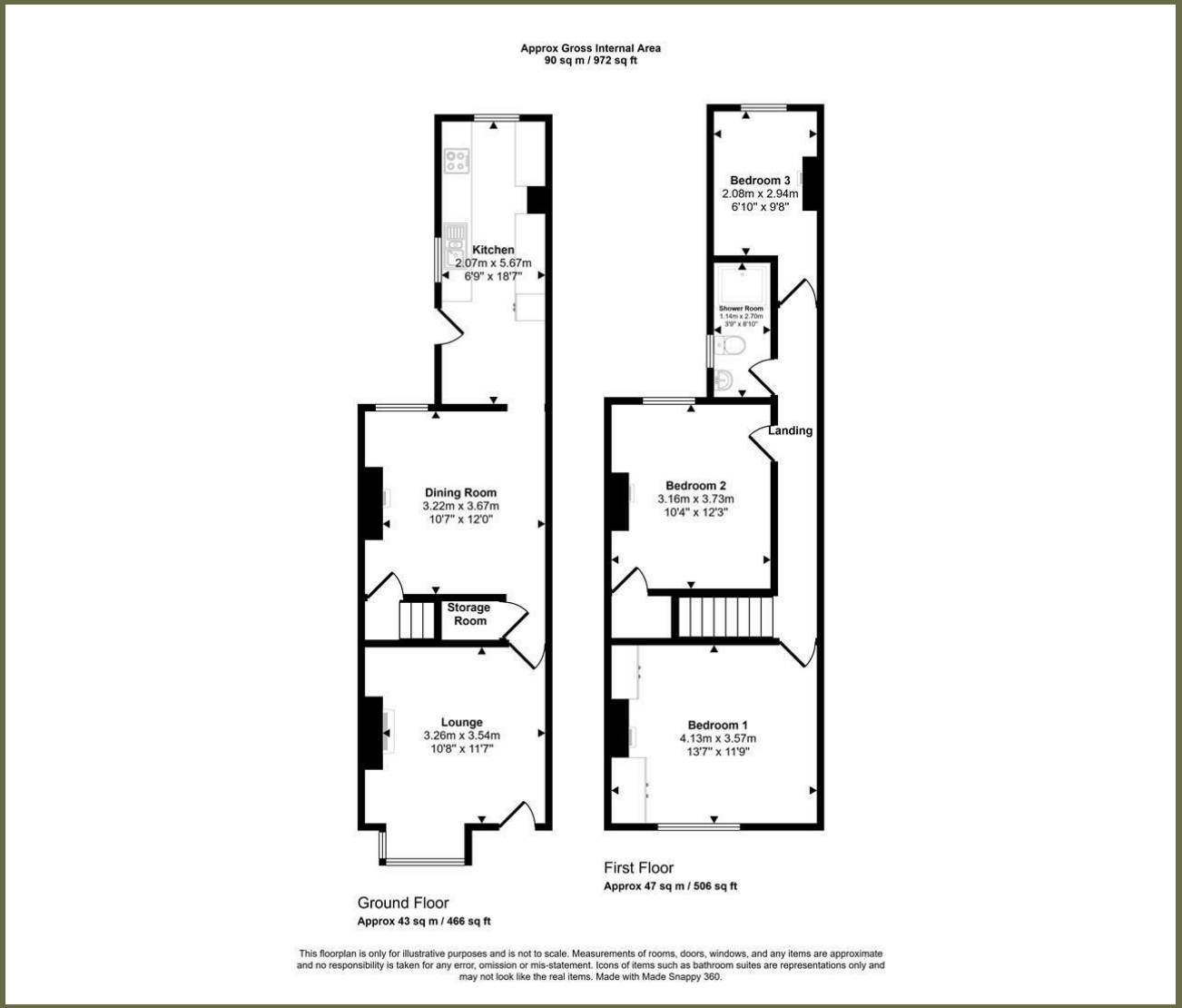


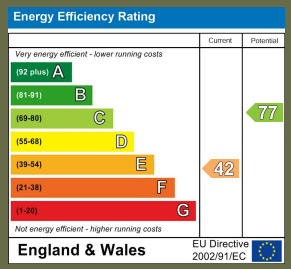


'Offered with No Upward Chain'









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