



Albert Promenade, Loughborough, LE11 1RB



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
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Property Description

AN ATTRACTIVE VICTORIAN BAY FRONTED TERRACED HOUSE IN NEED OF MODERNISATION AND IMPROVEMENT THROUGHOUT, SITUATED JUST TO THE SOUTH OF THE TOWN CENTRE, CONVENIENT FOR THE LOCAL SCHOOL, SHOPPING AND LEISURE FACILITIES AND MOSQUE.

This bay fronted terraced house is situated within this sought after tree lined avenue which runs parallel to Leicester Road and offers buyers the opportunity to purchase a property which requires modernisation and allows them to put their own stamp on. The property has had UPVC replacement double glazed windows and doors, but does not have central heating and will require a programme of modernisation and upgrading throughout. It does retain many of its original feature, many of which have been covered over for some considerable time.

The accommodation includes lounge with bay window, sitting/dining room with under stairs cupboard, kitchen, first floor landing, 2 bedrooms and large bathroom. Outside offers a pretty front garden, shared gated entry and a good sized rear garden complete with outhouses.

The property is offered with NO CHAIN





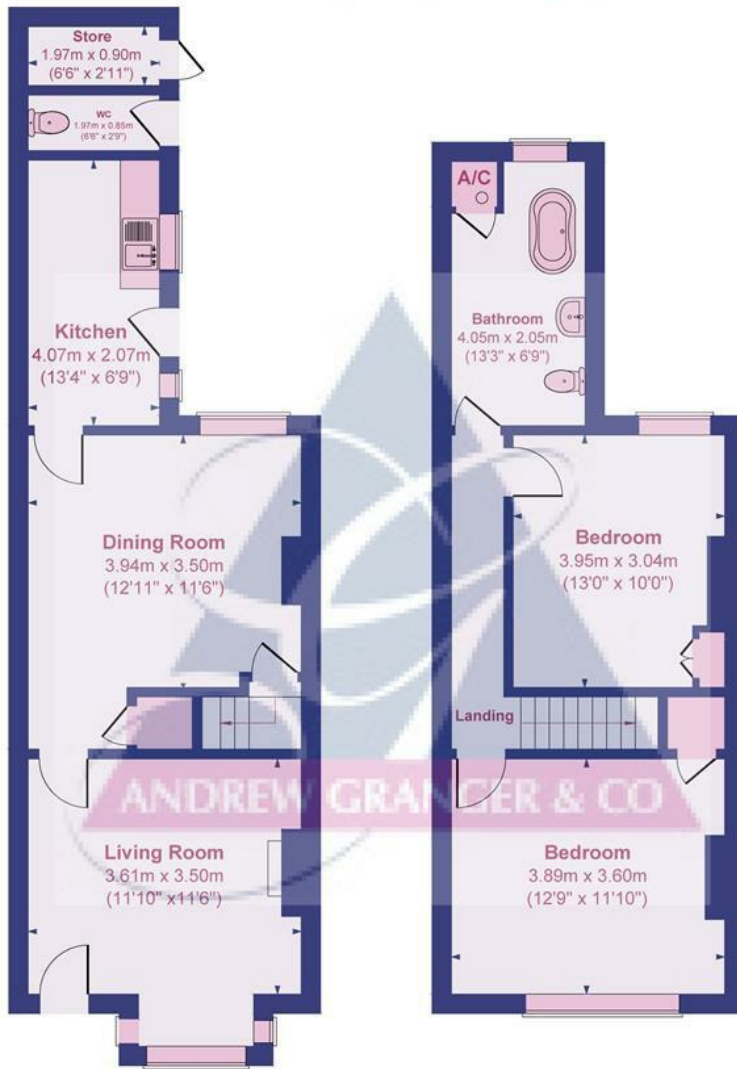
Key Features

- ATTRACTIVE BAY FRONTED VICTORIAN TERRACED HOUSE
- REQUIRING MODERNISATION AND IMPROVEMENT THROUGHOUT
- TREE LINED AVENUE TO THE SOUTH OF THE TOWN CENTRE
- REPLACEMENT UPVC DOUBLE GLAZED WINDOWS AND DOORS
- LOUNGE, SITTING/DINING ROOM
- FIRST FLOOR LANDING, 2 BEDROOMS AND BATHROOM
- PRETTY FRONT GARDEN
- GOOD SIZE REAR GARDEN WITH OUTHOUSES
- NO CHAIN

Guide Price
£140,000



Approximate Gross Internal Area
94.1 sq. m. (1013 sq. ft.)



Ground Floor

Floor Area 49.6 sq.m. (534 sq.ft.) approx

First Floor

Floor Area 44.5 sq.m. (479 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - G

Tenure - Freehold

Council Tax Band - B

Local Authority
Charnwood Borough Council



To view this property please contact our Loughborough office on 01509 235534



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