



Albert Promenade, Loughborough

welcome to

Albert Promenade, Loughborough

NO ONWARD CHAIN An ideal first time buy or investment! We are delighted to offer to the market this two-bedroom mid terrace home to the market offering convenience being only a ten-minute walk from Loughborough town centre. Excellent transport links are just a couple of minutes away on foot.

Entrance

Entrance to the property is via a upvc front door into the entrance hall. The entrance hall has carpeted flooring, a radiator and stairs rising to the first floor.

Lounge

14' 7" x 10' 6" (4.45m x 3.20m)

The lounge has carpeted flooring, gas fireplace, patio doors which open onto the rear garden, a radiator and a upvc double glazed window to the front elevation.

Kitchen

8' 2" x 10' 3" (2.49m x 3.12m)

The kitchen is fitted with base and wall mounted units, gas hob and oven, stainless steel sink with drainer, tiled splashbacks, vinyl flooring, a radiator and a upvc double glazed window to the rear elevation.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

Bedroom one has upvc double glazed window to the rear elevation, carpeted flooring, fitted wardrobe and coving to the ceiling.

Bedroom Two

Bedroom two has carpeted flooring, fitted wardrobes, upvc double glazed window to the front elevation and a radiator.

Bathroom

The bathroom is fitted with a three-piece suite including shower cubicle with electric shower over, low level wc and a hand wash basin, vinyl flooring and a upvc double glazed window to the rear elevation.

Outside

To the front of the property there is on street parking with gated side access to the rear.





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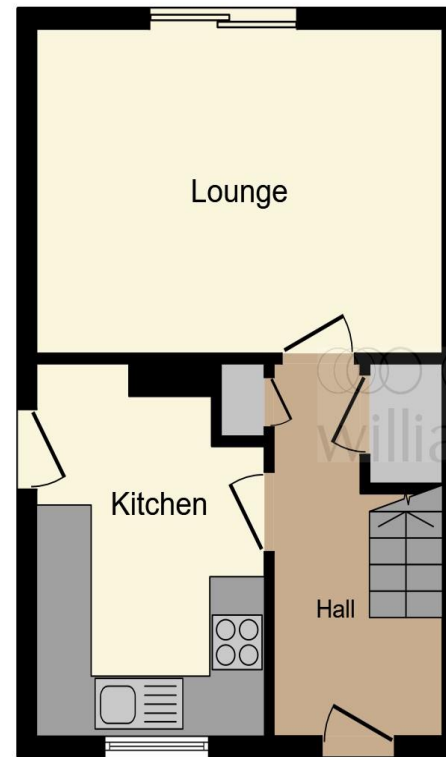
Albert Promenade, Loughborough

- No Onward Chain
- Two Well-Proportioned Bedrooms
- On Street Parking
- Rear Garden
- Popular Tree Lined Avenue

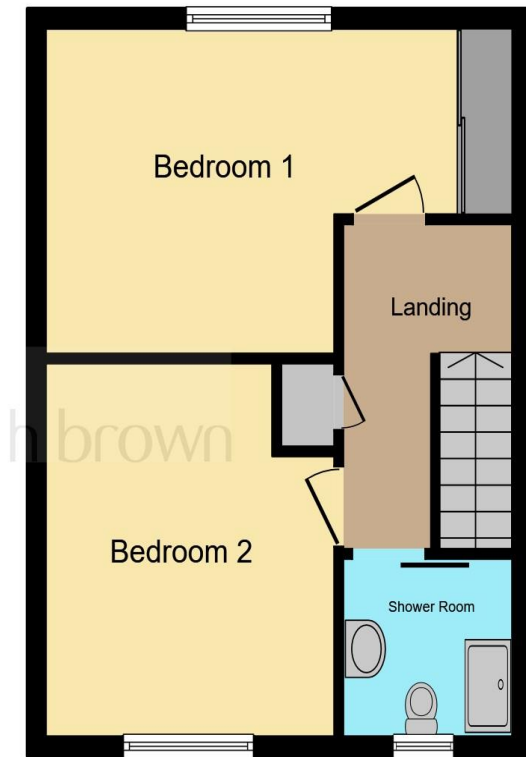
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£185,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH115485 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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