



Albert Promenade,  
Loughborough



**£180,000**

- MID TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- MAJORITY DOUBLE GLAZED
- GAS CENTRALLY HEATED
- WOOD BURNING STOVE
- UNFINISHED PROJECT
- FREEHOLD
- EPC rating D



This substantial two double bedroom mid terraced property has been partially renovated and is excellent for those seeking a project and is for sale with no chain. The majority of the glazing has been replaced with uPVC and includes a front elevation bay window with working sash and window seat beneath.

There is potential for an open fire in the lounge whilst the sitting room has an established wood burner and original cupboard unit.

The kitchen has a quarry tiled floor with window and access door and a separate pantry. Beyond the kitchen the utility room discreetly houses the combination central heating boiler and has plumbing for a washing machine.

At first floor, the main bedroom is to the front and is broader than the ground floor, spanning over the alleyway making for a good sized master bedroom and has a single glazed sash window with feature cast iron grate.

The second double bedroom has a cupboard over the stairs, rear elevation replacement window.

The bathroom is spacious with a roll top enamel bath and sink unit with double cupboard, cast iron grate and replacement double glazed sash window. The separate toilet to the bathroom has a high cistern with replacement window.

Access to the roof space is via a oversized hatch with drop down ladder and the loft has been partially boarded and is equipped with light.



Outside at the front, there's metal railings that enclosed a mature fore garden and lead to a replacement composite front entrance door. At the rear, there's an integral store with paved area beyond, the remainder of the garden has a central path, mature borders enclosed with brick walling and upper trellis fencing. The slate roof has been replaced with a concrete tiled one.

Albert Promenade itself is a well regarded boulevard street within easy walking distance of the town centre, having an eclectic mix of period properties and some more modern one. This property has excellent potential, it is an unfinished project but a lot of the larger expenses have already been covered and its mainly an internal refurbishment.

To find the property, from Loughborough town centre proceed along Leicester Road, at the traffic lights turn left on to King Street, right on to Great Central Road, right again into Albert Promenade where the property is situated on the right hand side identified by the agent's For Sale' board.

**LOUNGE** 3.78m x 3.69m (12'5" x 12'1")

**INNER HALLWAY**

**SITTING ROOM** 3.78m x 3.7m (12'5" x 12'1")

**PANTRY** 1.48m x 0.89m (4'11" x 2'11")

**KITCHEN** 4.64m x 2.38m (15'2" x 7'10")

**UTILITY ROOM** 1.61m x 0.97m (5'4" x 3'2")

**BEDROOM ONE** 4.15m x 3.69m (13'7" x 12'1")

**BEDROOM TWO** 3.74m x 3.18m (12'4" x 10'5")

**BATHROOM** 3.93m x 2.38m (12'11" x 7'10")

**SEPARATE WC** 1.42m x 0.83m (4'8" x 2'8")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

## DISCLAIMER

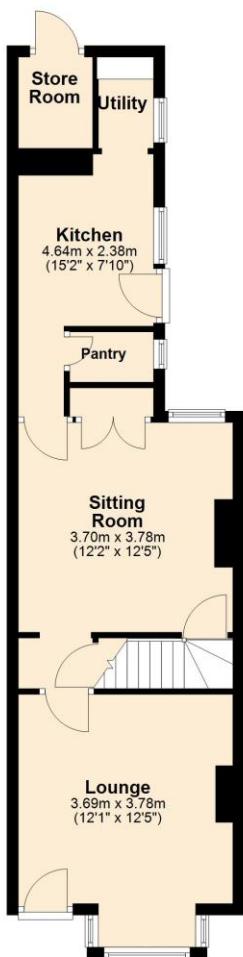
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)

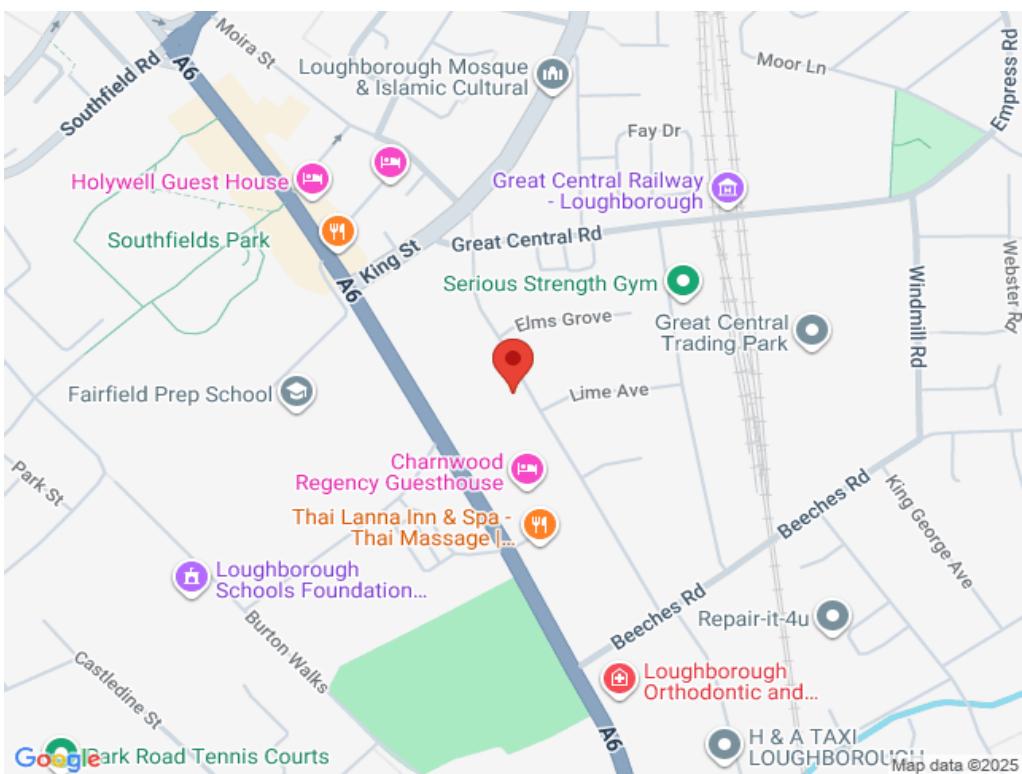


### First Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 sq. feet)



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