



Albert Promenade,
Loughborough



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£180,000

- NO CHAIN
- WORCESTER COMBI BOILER
- MODERNISED THROUGHOUT
- DOWNSTAIRS WC
- GREAT LOCATION
- COMMUTER LINKS
- FREEHOLD
- EPC rating D



Located in a highly sought-after area, this beautifully modernised two-bedroom terrace on Albert Promenade offers a fantastic opportunity for buyers looking for a stylish, move-in-ready home with no upward chain. Just a short walk from Loughborough town centre, local amenities, and excellent transport links, the property is ideally positioned for both convenience and lifestyle.

The home has been thoughtfully updated throughout, combining traditional character with modern finishes. A brand new Worcester Bosch combi boiler has been installed, ensuring efficient and reliable heating and hot water. New carpets have been fitted throughout, and a contemporary new bathroom adds a fresh, high-quality touch. The addition of a downstairs WC provides extra practicality, which is a real bonus in a property of this style.

As you enter the property, you're welcomed into the front reception room — a cosy and bright space that leads through to a second lounge area, perfect for relaxing or dining. This then flows into a well-appointed kitchen, offering ample storage and workspace. Just off the kitchen, you'll find the downstairs WC, making the ground floor layout both functional and family-friendly.

Upstairs, there are two generously sized bedrooms, both newly decorated and carpeted, offering comfortable and versatile living spaces. The modern bathroom features a brand new suite with a shower over the bath, sleek tiling, and quality fittings, completing the first-floor accommodation to an excellent standard.

This home is ideal for first-time buyers, downsizers or investors alike. With modern upgrades, a well-thought-out layout, and no chain, this property is ready to welcome its new owners. Early viewing is strongly recommended to appreciate all that this home has to offer.



FRONT ROOM 3.27m x 3.74m (10'8" x 12'4")

LOUNGE 4.75m x 3.74m (15'7" x 12'4")

KITCHEN 4.76m x 1.84m (15'7" x 6'0")

WC 1.88m x 1.84m (6'2" x 6'0")

BEDROOM ONE 3.22m x 3.74m (10'7" x 12'4")

BEDROOM TWO 3.7m x 2.56m (12'1" x 8'5")

BATHROOM 3.11m x 1.84m (10'2" x 6'0")

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.

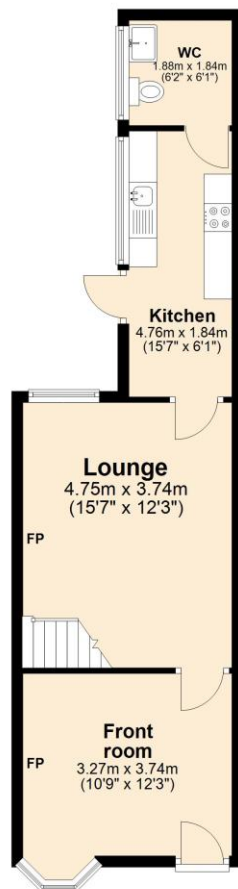
REFERRALS

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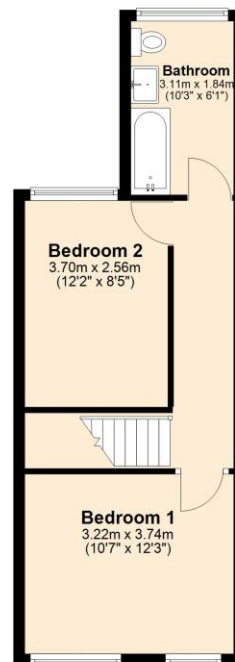




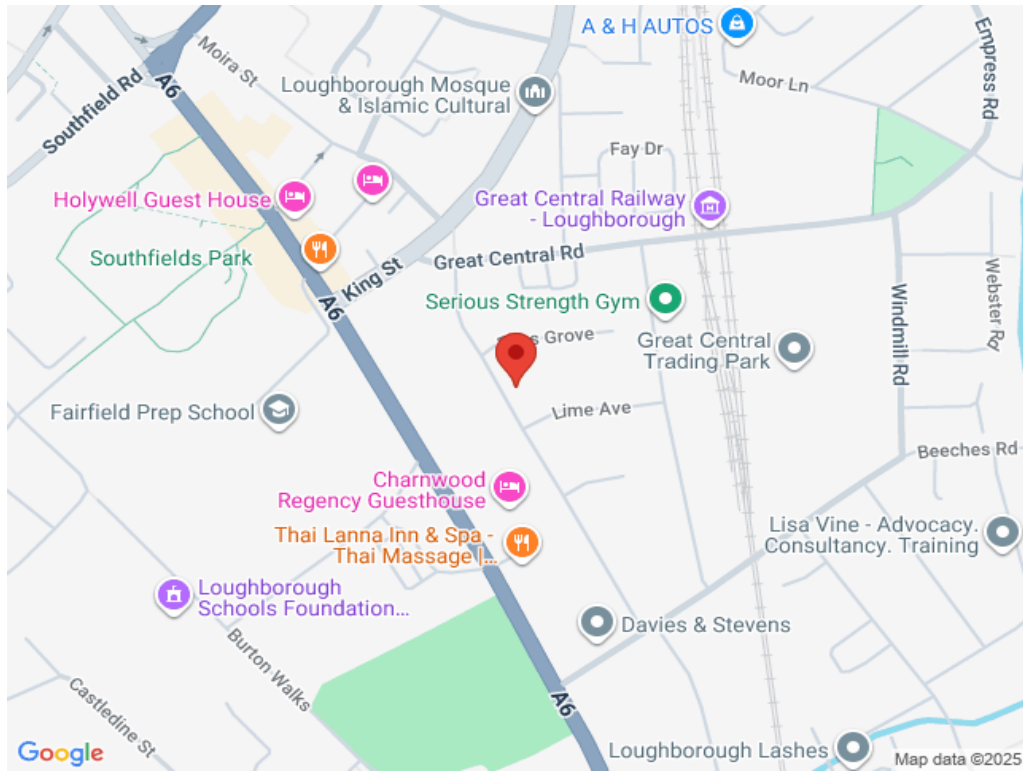
Ground Floor
Approx. 43.1 sq. metres (463.7 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 79.4 sq. metres (854.3 sq. feet)



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