## **Albert Street**

Loughborough, LE11 2DW







This delightful cosy home, set close to the town centre, features a wealth of wonderful character features including the original bread oven in the kitchen, doors and skirting, and is one not to be missed. The private garden is of good size and on street parking is easily available by resident permit. The property is being sold with no onward chain.

£160,000





This home would make a perfect purchase for professional couples, first time buyers or those wishing to downsize. The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A6, regular bus service, and Loughborough Railway Station providing links to London and Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; one/two bedrooms, family bathroom, lounge, breakfast kitchen and cellar.

Externally, the property enjoys a lawned garden and a small patio area, offering a solid base with excellent potential to landscape or plant out with borders or vegetable plots.

Agent's note: Buyers are encouraged to check with their mortgage lender/broker as to the classification/suitability of "Bedroom Two/Study" denoted on the floorplan.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On street Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: Charnwood Borough Council / Tax Band A

**Useful Websites:** www.gov.uk/government/organisations/environment-agency www.charnwood.gov.uk

Our Ref: JGA/01102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













# John German 🧐





### Agents' Notes

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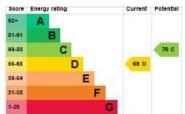
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Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.













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