

Albert Promenade | | Loughborough | LE11 1RE

Offers in the region of £240,000

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Offering an immense amount of character features and requiring some modernisation, this spacious Edwardian semi-detached property sits in a popular and well regarded location a short distance from the town centre and train station. This exciting project is ideal for someone who loves original features and wants to further sympathetically bring out the character, blending with modern conveniences. The house offers Entrance Hall, Two Reception Rooms, Kitchen and a First floor landing with access to Three Bedrooms, Shower Room and Separate W/c. Outside there are gardens front and rear, with potential to create off road parking leading to a storage garage. Offered with no upward chain.

Traditional Character Home	Edwardian Semi-Detached
Character Features	Outstanding Further Potential
Potential Off Road Parking	Large Entrance Hall
Two Reception Rooms	Three Bedrooms
Storage Garage	No Upward Chain

Entrance Hall
An impressive entrance hallway, featuring an original tiled floor as well as a carved timber spindle and handrail staircase rising to the first floor.

Lounge
A large room with bay window toward the front.

Dining Room
A spacious room with a large window to the rear.

Kitchen
Fitted with a range of wall and floor mounted units, space for appliances with a window and door to the side. There is also a large pantry to the front.







"Walking Distance to the Town Centre and Train Station"











First Floor Landing
With window to the side and access to-

Bedroom 1
A large double bedroom with window to the front.

Bedroom 2
A spacious double bedroom with window to the rear.

Bedroom 3
A good sized room with a window to the rear, built in wardrobes and a wall mounted gas boiler.

Shower Room
Fitted with an accessible walk in shower with shower mixer. There is also a window to the front.

W/c
A two piece suite comprising low level flush W/c and wash hand basin. There is a window to the front.

Outside
There is a mature front garden with planting and a pathway to the front door. There is a generous access to the side of the property (shared with a neighbour) leading to the storage garage. The rear garden is pretty and mature, with lawn, pathways and a magnificent Magnolia Tree. Buyers may wish to explore the option of installing a dropped kerb to create potential off road parking, subject to necessary consents. The property is not sold as having off road parking as there is currently no dropped kerb.

The Area
The property sits in a position only 10 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 20 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 30 min walk away.

Important Information
The vendor has provided official documents dating back to the 1990's showing a range of work having been undertaken at the property such as underpinning and damp proofing. Copies of these are available.

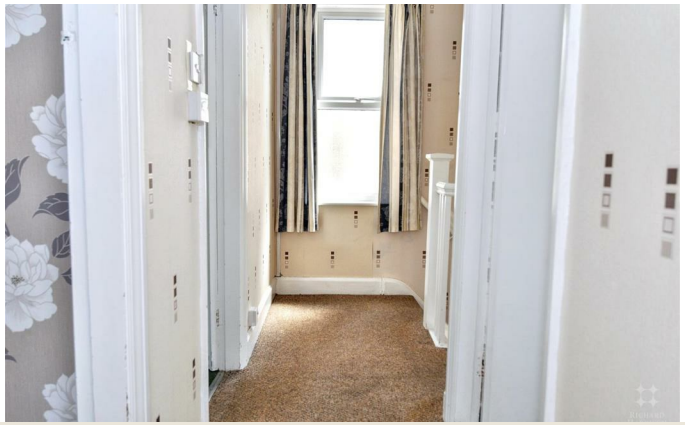
Extra Information
• Identification and Proof of Funding Required – All Vendors











and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.

• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.

• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.

• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage

• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode

• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.





"An Ideal First Time Buy or Investment"













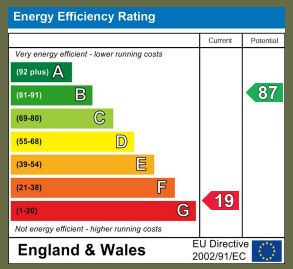
Approx Gross Internal Area
97 sq m / 1047 sq ft



Ground Floor
Approx 48 sq m / 522 sq ft

First Floor
Approx 49 sq m / 525 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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