





Albert Promenade, LOUGHBOROUGH

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Albert Promenade, LOUGHBOROUGH

A charming three-bedroom semi-detached home offering character, generous living spaces and a private rear garden. With two reception rooms, a well-appointed kitchen, three good-sized bedrooms and a family bathroom this home makes an ideal first time buy or investement opportunity!

Entrance

A welcoming hallway with staircase access to the first floor, wooden internal doors and a understairs storage cupboard currently used as a pantry. Provides access to both reception rooms and the kitchen.

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)
The front reception room features a bay window to the front, feature fireplace, wooden effect flooring and ample space for a family dining table and additional furniture.

Lounge

12' 6" x 11' 8" (3.81m x 3.56m)
The rear reception room with views over the garden features continuing wood effect flooring, a raditor and sliding doors that open directly onto the patio.

Kitchen

9' 1" x 6' 6" (2.77m x 1.98m)
Fitted with wooden wall and base units, tiled splashbacks and worktop space, with integrated gas hob and oven. Includes space for washing machine and dryer with a rear door leading out to the garden.

First Floor Landing

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

Bedroom One

11' 10" x 11' 6" (3.61m x 3.51m)
A double bedroom with a double glazed window to the front, a feature fireplace.and carpets.

Bedroom Two

12' 6" x 11' 10" (3.81m x 3.61m)
A generous rear double bedroom with built-in cupboards, double glazed window to the rear and carpets.

Bedroom Three

7' x 6' 8" (2.13m x 2.03m)
The third bedroom offers a versatile space for a home office or dressing room, with front-facing window and a radiator.

Bathroom

A family bathroom with bathtub and shower over with screen , pedestal wash basin, WC and useful built-in storage cupboards.

Outside

Charming frontage with picket fencing, front garden and character brick-and-render façade, enhancing curb appeal. The rear garden offer patio seating area, shrubs and planting, and space for outdoor dining or pottering.









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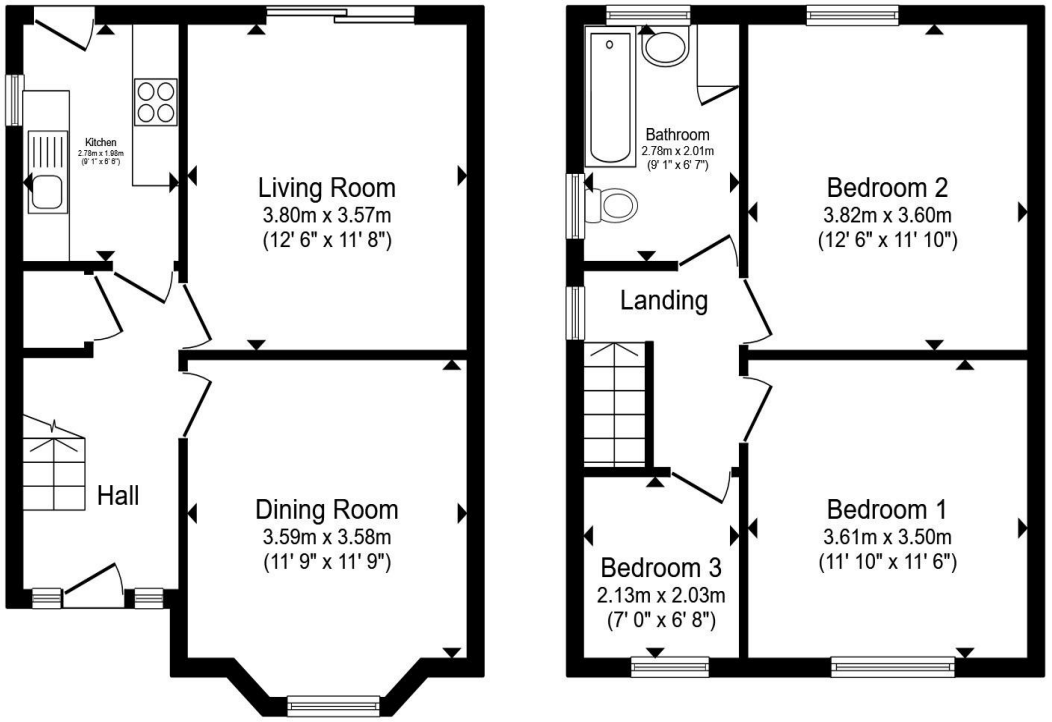
Albert Promenade, LOUGHBOROUGH

- Semi-Detached Property
- Three Well-Proportioned Bedrooms
- Ideal for First Time Buyers/Investors
- Period Features
- Close to Local Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over

£190,000



Total floor area 83.9 m² (903 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
LBH115610 - 0012

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