



**Albert Promenade, LOUGHBOROUGH**

**welcome to**

## **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 investment opportunity!

### **Entrance**

A welcoming hallway with staircase access to the first floor, wooden internal doors and space for coat and shoe storage. 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 radiator 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 flooring 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.





***view this property online*** [williamhbrown.co.uk/Property/LBH115610](http://williamhbrown.co.uk/Property/LBH115610)



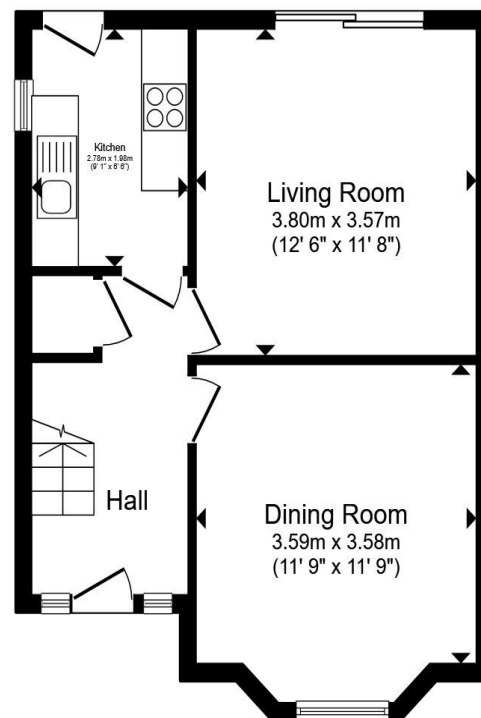
welcome to

## Albert Promenade, LOUGHBOROUGH

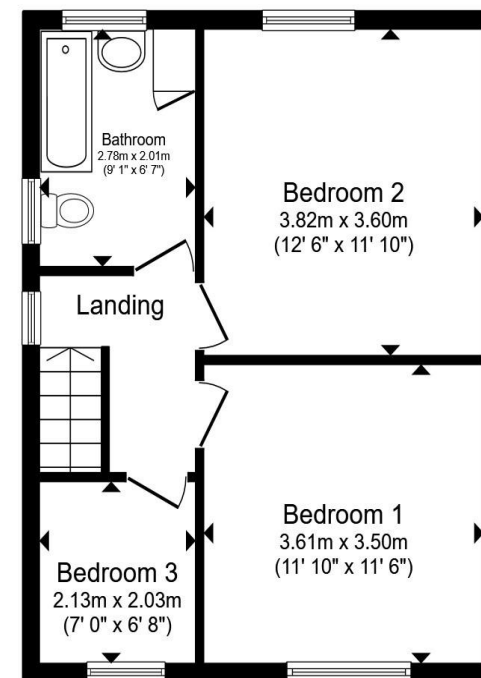
- Semi-Detached Property
- Three Well-Proportioned Bedrooms
- Ideal for First Time Buyers/Investors
- Period Features
- Close to Local Amenities

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

offers in the region of  
**£210,000**



Ground Floor



First Floor

Total floor area 83.9 m<sup>2</sup> (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](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/LBH115610](http://williamhbrown.co.uk/Property/LBH115610)



Property Ref:  
LBH115610 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01509 214686



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)