

Holden's

A Modern Estate Agent



12 Albert Street, Loughborough, LE11 2DW

£179,950

A charming two-bedroom home offering well-proportioned accommodation, a useful cellar, ground floor with tiled flooring throughout and a contemporary white high-gloss kitchen. To the rear is an attractive garden with a patio seating area and flowered beds, providing a pleasant outdoor space close to Loughborough town centre.

Summary

Situated on Albert Street within a convenient Loughborough location, this charming two-bedroom home offers well-proportioned accommodation arranged over two floors, complemented by a useful cellar and an attractive rear garden. Combining practical living space with a clean, contemporary finish to the ground floor, the property would make an appealing choice for first-time buyers, couples or investors alike.

The ground floor is fitted with tiled flooring throughout, creating a practical and cohesive finish. The welcoming lounge enjoys a window overlooking the front and leads through to the well-appointed kitchen positioned to the rear. Fitted with white high-gloss units and complemented by ample workspace, the kitchen provides a smart and functional setting for everyday living, with access towards the rear garden and stairs rising to the first floor. The cellar is accessed internally from the property and provides useful additional storage.

To the first floor are two well-proportioned bedrooms, with the larger principal bedroom overlooking the front and a further bedroom to the rear with a storage cupboard.. The family bathroom completes the accommodation, providing a practical four-piece suite including a shower cubicle.

The property benefits from a combination boiler, rewiring, and a loft which has been both insulated and boarded to provide valuable additional storage with convenient access via a wooden pull-down ladder.

Externally, the property enjoys a pleasant rear garden featuring a patio seating area with flowered beds to either side, creating an attractive and manageable outdoor space for relaxing or entertaining.

Overall, this is a well-positioned and versatile home offering generous accommodation, useful storage and an appealing garden, together with a number of practical improvements, all within easy reach of Loughborough town centre and its wide range of amenities.

EPC Rating: C

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2. While we endeavour to make our sales

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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

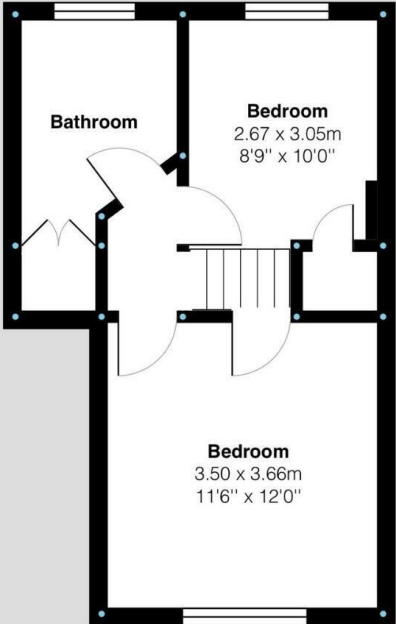
Ground Floor



Albert Street, Loughborough
Internal Square Footage: Approx 667 sq.ft

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First Floor



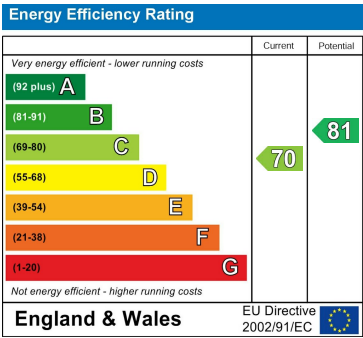
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Area Map



Energy Efficiency Graph



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