



**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 in the 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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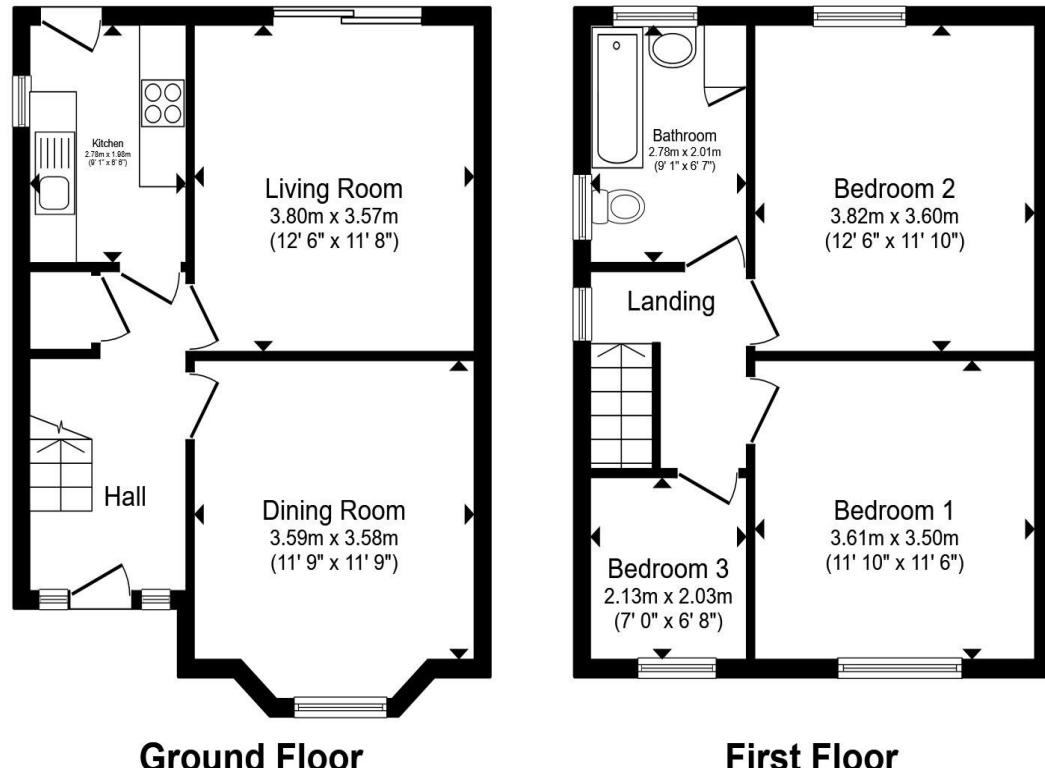
## Albert Promenade, LOUGHBOROUGH

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

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£217,500**



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)



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