Holders

A Modern Estate Agent

33 Albert Promenade, Loughborough, LE11 1RB

£190,000

Offered with no upward chain, this three-bedroom terraced home enjoys a convenient location close to Loughborough town centre and features a refitted shower room, an attractive rear garden and excellent access to local amenities. An ideal first-time purchase or investment opportunity!

Summary

Offered to the market with no upward chain, this three-bedroom terraced home occupies a convenient position within easy reach of Loughborough town centre, local amenities and excellent transport links. Offering well-balanced accommodation throughout, exceptional built-in storage, a fully boarded loft and an attractive rear garden, the property presents an excellent opportunity for first-time buyers, young families and investors alike.

The property is set back from the road behind a shrubbed frontage, with on-street parking available nearby. The front entrance door opens into the lounge, which in turn leads through to a separate dining room with stairs rising to the first floor. Positioned to the rear, the kitchen provides access to the garden and is complemented by a practical utility room, while a convenient ground floor WC adds further functionality for modern family living. The home also benefits from an abundance of built-in cupboards and cleverly designed storage solutions throughout, ensuring everyday practicality.

Upstairs, the first floor comprises a generous double bedroom overlooking the front aspect, together with two further bedrooms and a refitted shower room featuring a contemporary three-piece suite with tiled surrounds. Further enhancing the property's appeal is a fully boarded loft, complete with lighting, power and a fitted loft ladder, providing excellent, easily accessible additional storage.

Outside, the enclosed rear garden has been arranged to include a decked seating area, a patio with planted borders and a timber shed, creating an enjoyable outdoor space for relaxing or entertaining.

Ideally situated within easy reach of Loughborough town centre, the property enjoys convenient access to Loughborough University, local colleges and highly regarded schools, making it well suited to families, professionals and students alike. A wide range of shops, cafés, leisure facilities, sports amenities, heritage attractions and the beautiful Queen's Park are all within easy reach, while Loughborough's mainline railway station provides excellent commuter links. For investors, the property also offers the potential to achieve a rental income of approximately £1,100 per calendar month.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

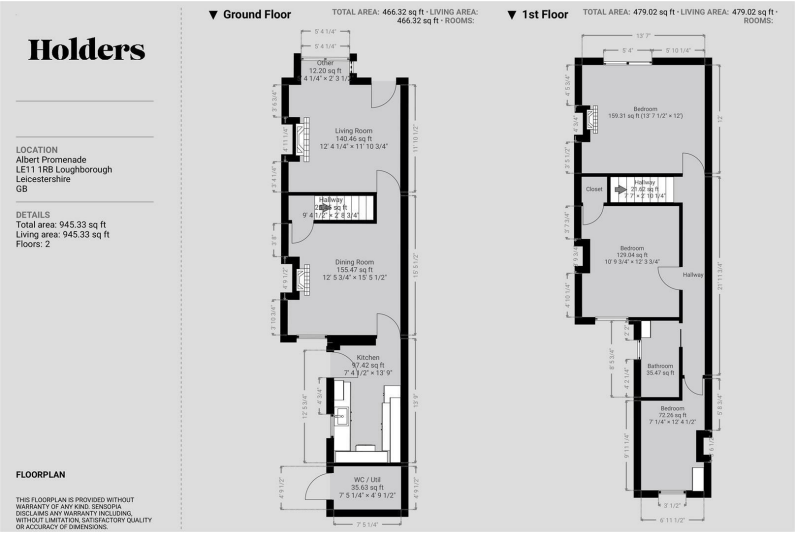
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

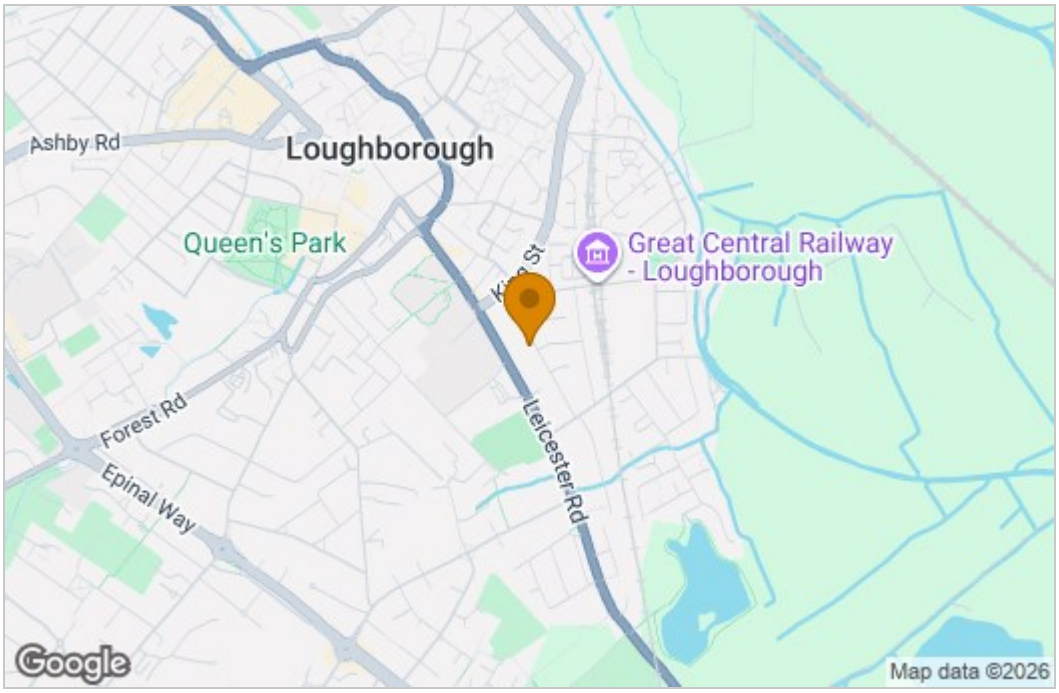
Extra infomation

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

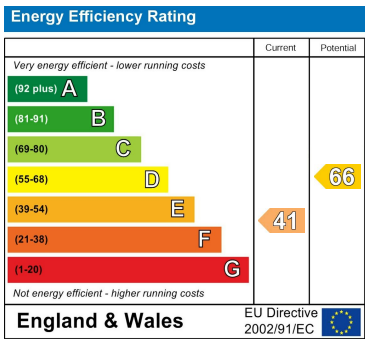
Floor Plan



Area Map



Energy Efficiency Graph



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