



Albert Promenade, LOUGHBOROUGH

welcome to

Albert Promenade, LOUGHBOROUGH

****FOR SALE**** This wonderful character property retaining many original features and occupying a position on the popular Albert Promenade. Internal viewing is highly recommended to appreciate this superb period home, so call now for a viewing on !

Entrance

Entrance to the property is via a upvc double glazed front door into the lounge.

Lounge

11' 9" x 12' 4" (3.58m x 3.76m)

The lounge has a bay window to the front elevation, laminate flooring, a log burner with wood effect hearth, coving to the ceiling and a radiator.

Dining Room

12' 7" x 13' 2" (3.84m x 4.01m)

The dining room has a storage cupboard under the stairs, laminate flooring strip leading to the kitchen and remainder is carpeted flooring, a upvc double glazed window to the rear elevation, a cast iron feature fireplace, coving to the ceiling, a radiator and stairs rising to the first floor.

Kitchen

24' 7" x 6' 5" (7.49m x 1.96m)

The kitchen is a galley styled kitchen with a radiator, vinyl flooring, a range of base and wall mounted units, integrated dishwasher, space for a fridge freezer and gas cooker , tiled splashback and a door to the rear.

First Floor Landing

First floor landing has stairs rising from the ground floor, a door to an additional storage cupboard, loft hatch leading to the loft and doors to all first-floor rooms.

Bedroom One

12' 1" x 12' 4" (3.68m x 3.76m)

Bedroom one has a upvc double glazed bay window to the front elevation, carpeted flooring, a radiator and a storage nook.

Bedroom Two

11' 9" x 9' 5" (3.58m x 2.87m)

Bedroom two has a upvc double glazed window to the rear elevation, carpeted flooring, a storage cupboard and a cast iron feature fireplace.

Bathroom

The bathroom is fitted with a three-piece suite including bath with shower over, low level wc and a hand wash basin. The bathroom has partially tiled walls, a heated towel rail, a upvc double glazed window to the rear elevation, ceiling spotlights, an extractor fan and laminate flooring.

Outside

To the front of the property there is on street parking and a paved garden to the front door. The rear garden is accessed via the kitchen and has a shared alleyway, outbuilding for storage, patio seating and a garden which is a laid lawn with planted borders and fenced to all boundaries.





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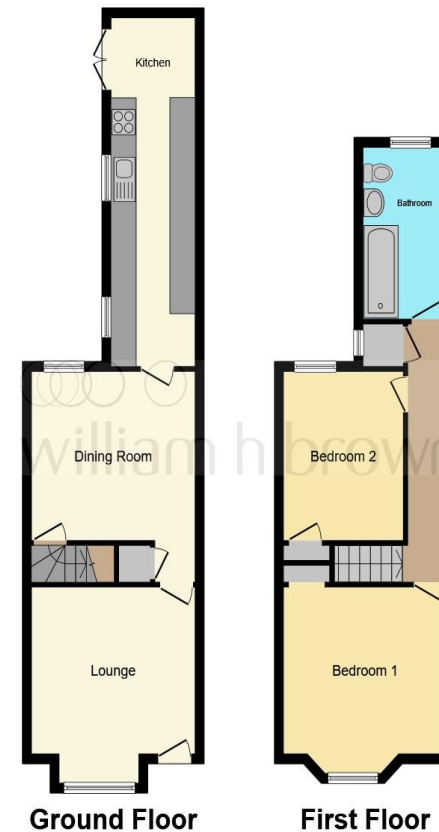
Albert Promenade, LOUGHBOROUGH

- Mid Terraced
- Two Well-Proportioned Bedrooms
- Lounge
- Kitchen
- Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£210,000



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.focalagent.com

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Property Ref:
LBH115368 - 0003

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