




ALBERT PROMENADE, LOUGHBOROUGH

£980

A two bedroomed traditional end of terrace house of character with gas central heating and pvc double glazing. This property is well placed for access to the town centre, University and main line station. The accommodation comprises of porch, front reception room with stripped wood floor, box bay window and display fireplace, understairs cupboard and rear reception room with wood burner, stripped wood floor and stairs off to the first floor. There is a kitchen with door to the side, tiled floor, base and eye level units, Belfast sink and free standing oven with gas hob and utility rooms with appliances including washing machine and fridge/ freezer. On the first floor bedroom one (front) has a display fireplace and built in cupboard, there is a second rear bedroom and a bathroom with three piece white suite, wood floor and shower mixer over the bath. Outside there is a small forecourt to the front and a mature rear garden with patio and decked sitting areas.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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