



Staples Drive

Coalville, LE67 4GN

Guide Price £160,000



**** FOR SALE BY PUBLIC AUCTION ON 13th NOVEMBER 2025. 2.00 PM. REGISTER TO BID****

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A modern three bedroomed, semi detached house in a pleasant development. In need of renovation, the property has double glazing and gas central heating. Entrance hall with cloak/WC, lounge, dining room, and kitchen. On the first floor the master bedroom has an ensuite shower room and there are two further bedrooms and a family bathroom. Single garage and driveway and enclosed rear gardens.



Entrance hall

Claok/WC

Lounge 13'1" x 10'3" (4.00m x 3.13m)

Dining Room 10'2" x 7'8" (3.10m x 2.34m)

Kitchen 14'1" x 6'8" (4.30m x 2.05m)

Landing

Bedroom 1 10'3" x 10'3" (3.14m x 3.13m)

En suite

Bedroom 2 9'10" x 8'6" (3.01m x 2.61m)

Bedroom 3 10'2" x 7'8" (3.10m x 2.34m)

Bathroom 5'7" x 7'4" (1.71m x 2.26m)

Outside

Gardens to the front and rear and single garage and driveway

Property Information

Tenure: Freehold
Local Authority: North West leicestershire
Council Tax Band: C
Type of Construction: Traditonal
Services: The property is offered to the market with all mains services and gas-fired central heating.
Flood Risk: High
Annual Estate Management Charge If Applicable: Not known
The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

Buyers Administration Fee

The succesfull buyer will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT) on the fall of the hammer.

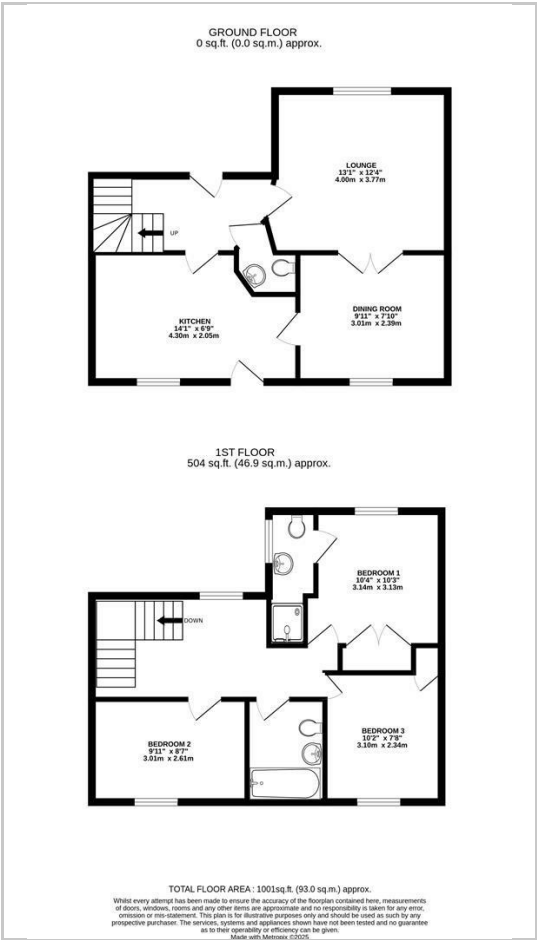
Buyers Premium

The succesfull buyers will be required to pay a buyer's premium of fee of £1560 inc VAT (£1300.00 + VAT) on the fall of the hammer.

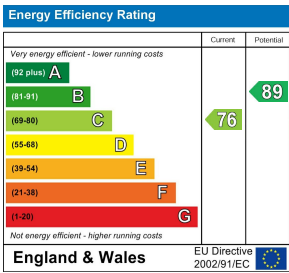
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.