



HOPKINS & DAINTY

ESTATE AGENTS



Harold Mosley Way, Coalville, LE67 2NL

£210,000

****OPEN 7 DAYS**** HOPKINS AND DAINTY are delighted to offer for sale this end terrace property, built approximately 2 years ago and delightfully located within this highly desirable development. The accommodation has to offer: Entrance hall, downstairs W.C., lounge and kitchen/diner with double opening French doors leading out onto the rear garden. To the first floor there are two double bedrooms and a bathroom. Outside there is a driveway providing off road parking and a relatively low maintenance rear garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance hall

Downstairs W.C

With W.C., wall mounted wash hand basin, radiator.

Lounge 17'4" x 9'0" (5.30 x 2.76)



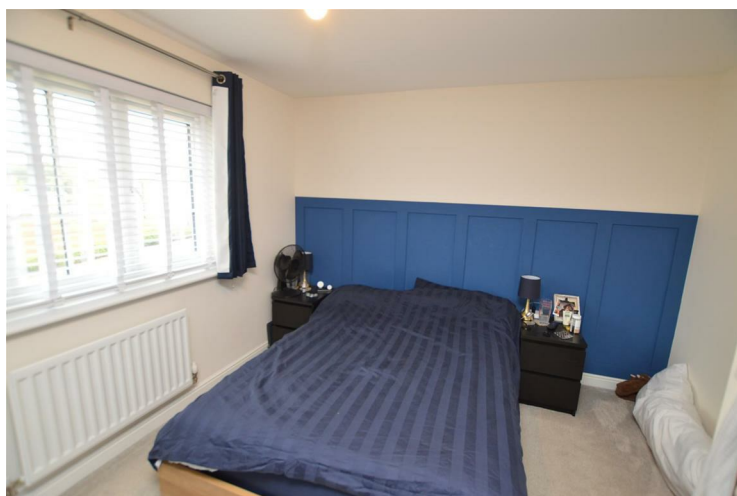
With stairs off to the first floor, radiator, window to the front, opening through to:

Kitchen/diner 12'7" x 8'6" (3.85 x 2.60)

Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset one and a half stainless steel sink unit and drainer, fitted electric oven and hob, integrated fridge and freezer, appliance space for washing machine, window to the rear, double opening French doors leading to the rear garden, radiator.

The first floor

Bedroom One 10'6" x 12'7" (3.21 x 3.85)



With window to the front, radiator.

Bedroom Two 12'7" x 8'5" (3.85 x 2.59)

With window to the rear, radiator.

Bathroom

With pedestal wash hand basin, W.C., panelled bath with shower over, partially tiled walls, heated towel rail, window to the side.

Outside

The property has small garden to the front together with a side driveway providing off road parking. Gated side access leads to the timber fenced enclosed garden with lawn and patio.

Estate maintenance charge

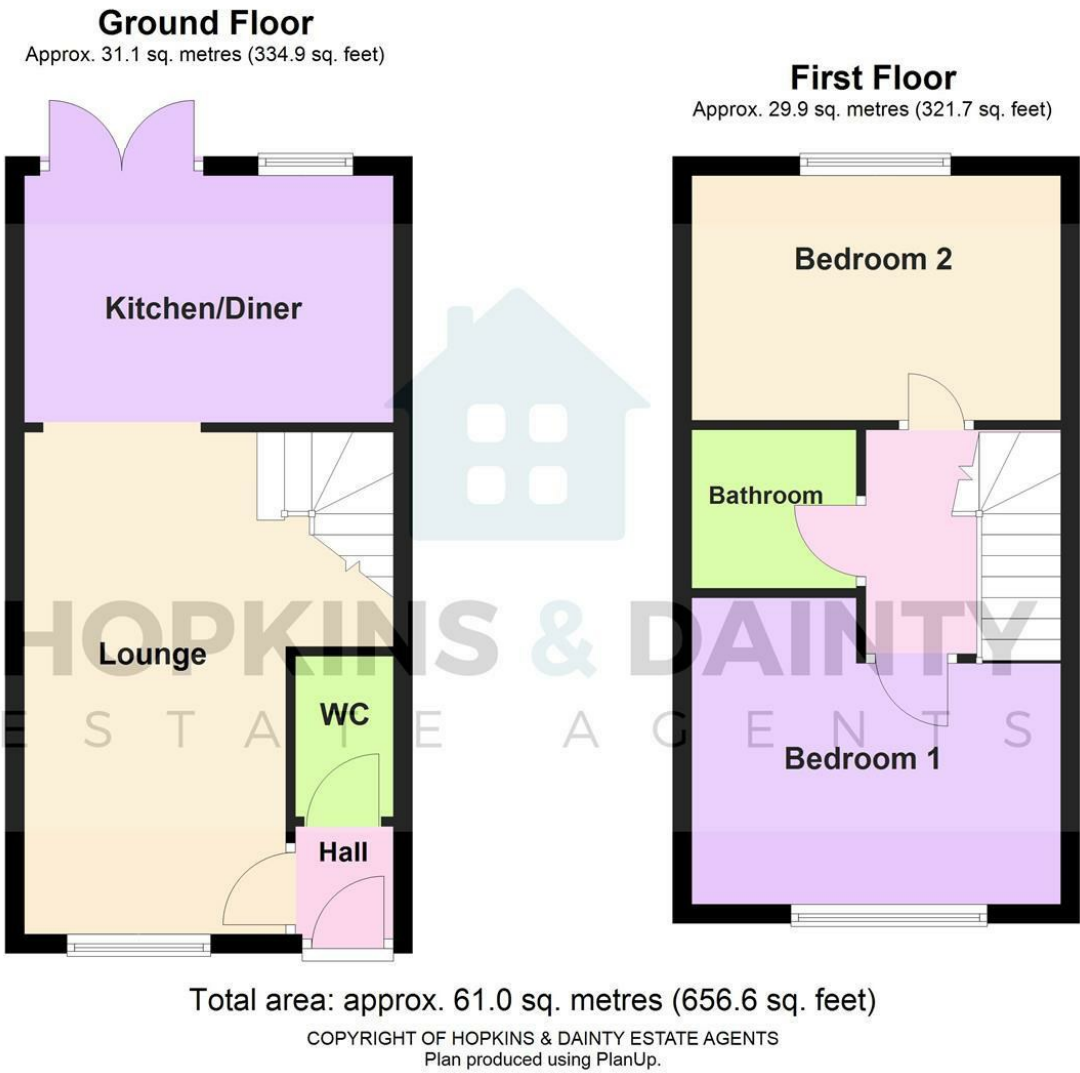
We understand that this property is subject to an annual service charge in the region of £250.00 We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

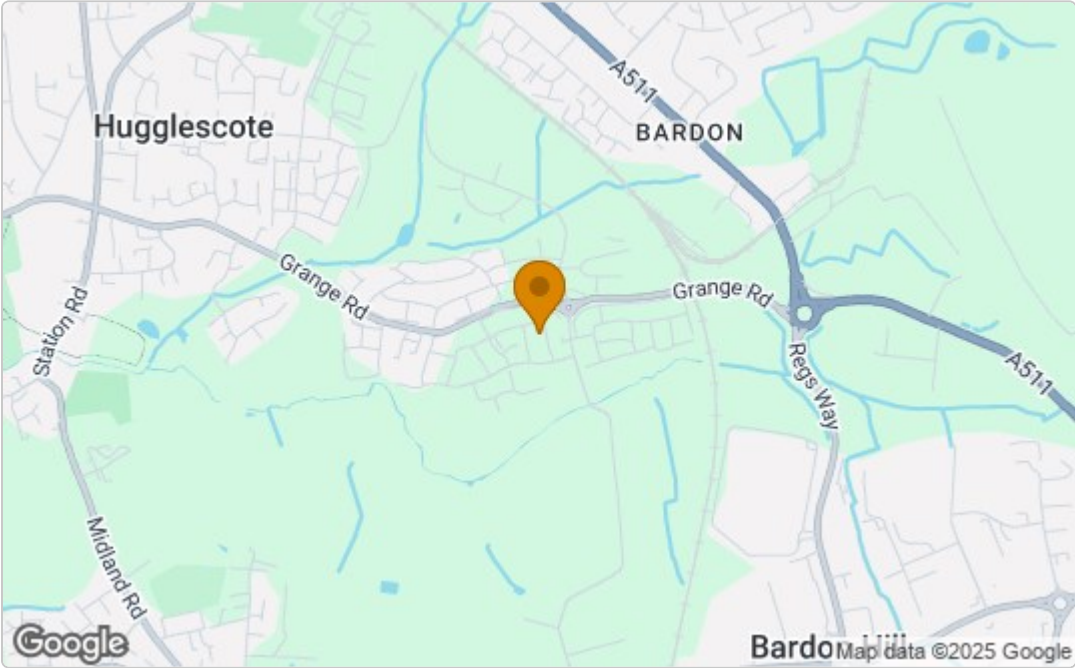
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

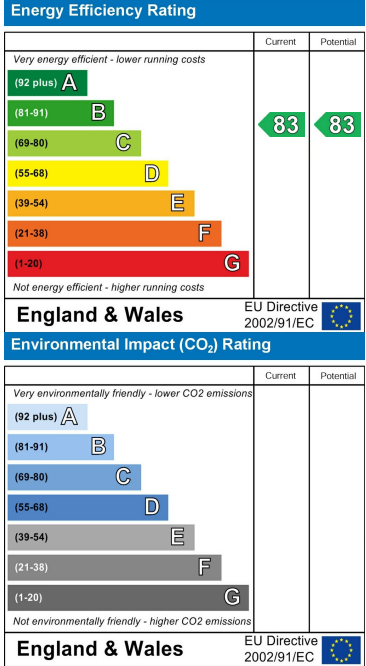
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



Area Map



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.