



Rock View Close, Whitwick, Coalville

3  2  1  B 





- OFFERED WITH NO UPWARD CHAIN
- INTERNALLY FINISHED TO A HIGH STANDARD
- KITCHEN DINER WITH BI FOLD DOORS
- QUIET & POPULAR LOCATION
- CLOSE TO COUNTRYSIDE WALKS
- SOUTH WEST FACING REAR GARDEN
- VIEWING ADVISED
- EPC RATING B
- COUNCIL TAX BAND C

We are pleased to offer to the market this immaculately presented three storey townhouse positioned in an exclusive development of properties. The property provides good access to all local amenities good performing schools and a short commute to other villages/towns.

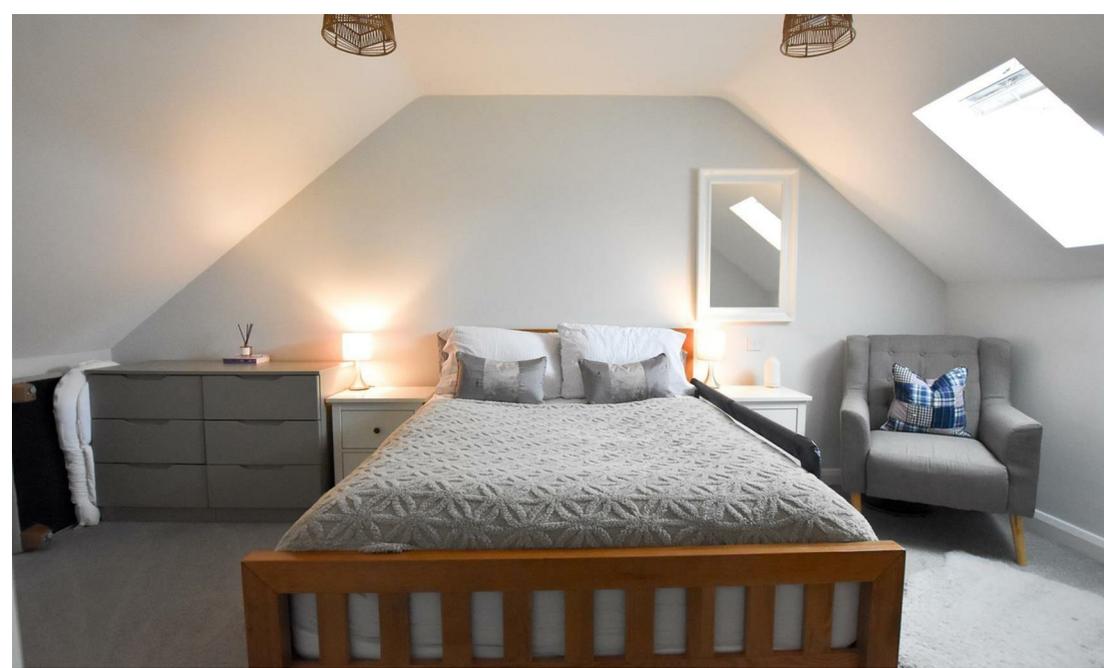
The property is deceptively spacious and internally comprises of entrance hallway, lounge, spacious kitchen/diner with Bi-fold doors leading to the rear garden and a downstairs WC. To the first floor are two well-proportioned bedrooms and a family bathroom with shower over, further set of stairs leading to the second floor where the principle bedroom is with modern built wardrobe and en suite shower room. Externally the property comprises of a well a maintained rear enclosed garden and a double car port. An internal inspection is highly recommended to appreciate the size and quality of accommodation on offer.

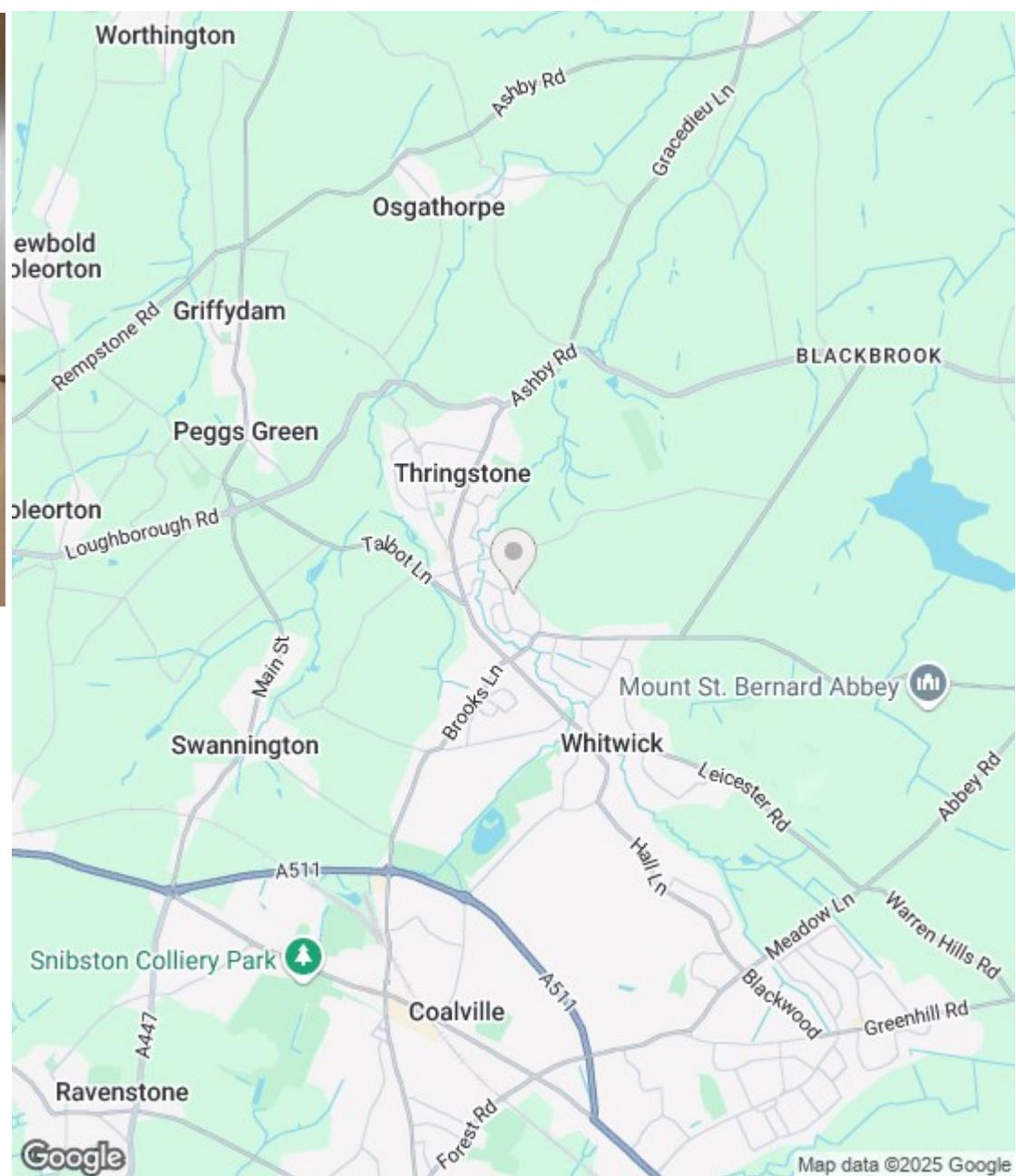
Rock View Close is situated on a private cul de sac off Grace Dieu Road in Whitwick. The property has an range of countryside walks. Whilst being semi-rural, it still benefits from all the amenities of Whitwick, Thringstone, Coalville, and Loughborough as well as excellent road links.

There is a service charge with the property which is approx. £39.00 per month

Offers Over: £280,000







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Rock View Whitwick LE67 5FB

Approximate Gross Internal Floor Area = 99.0 sq m / 1066 sq ft

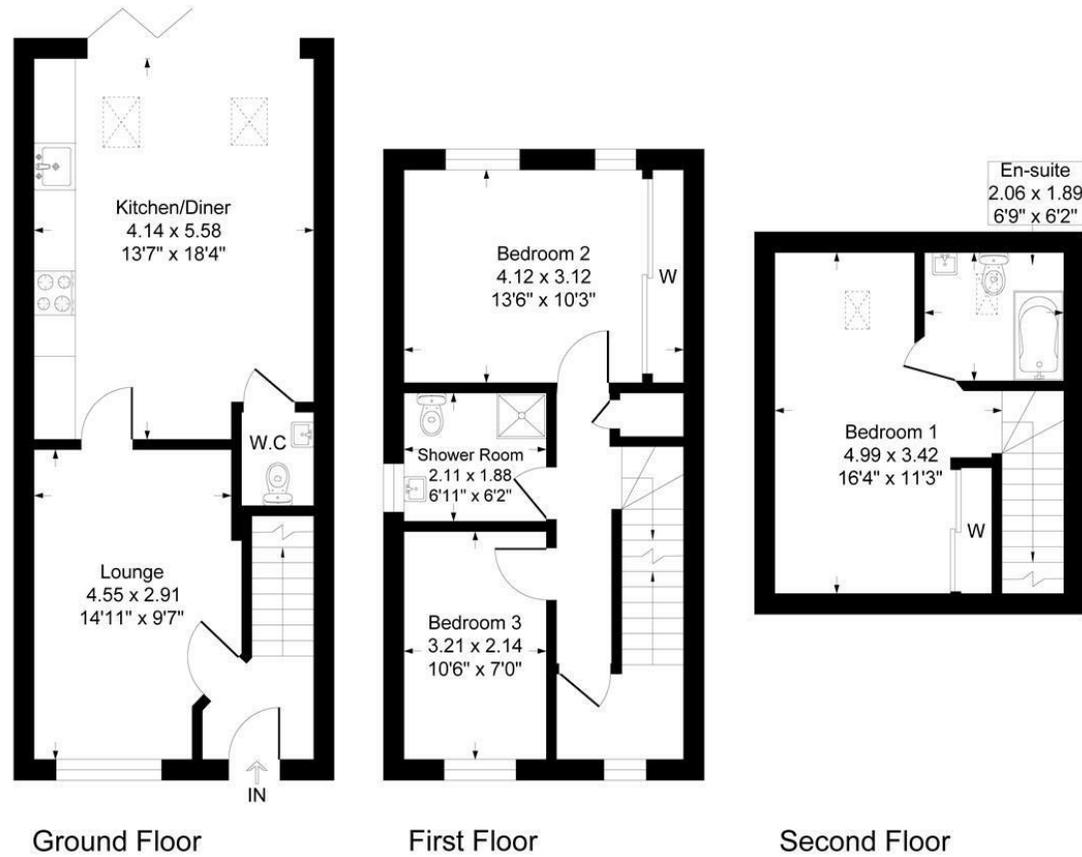


Illustration for identification purposes only, measurements are approximate, not to scale.

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