

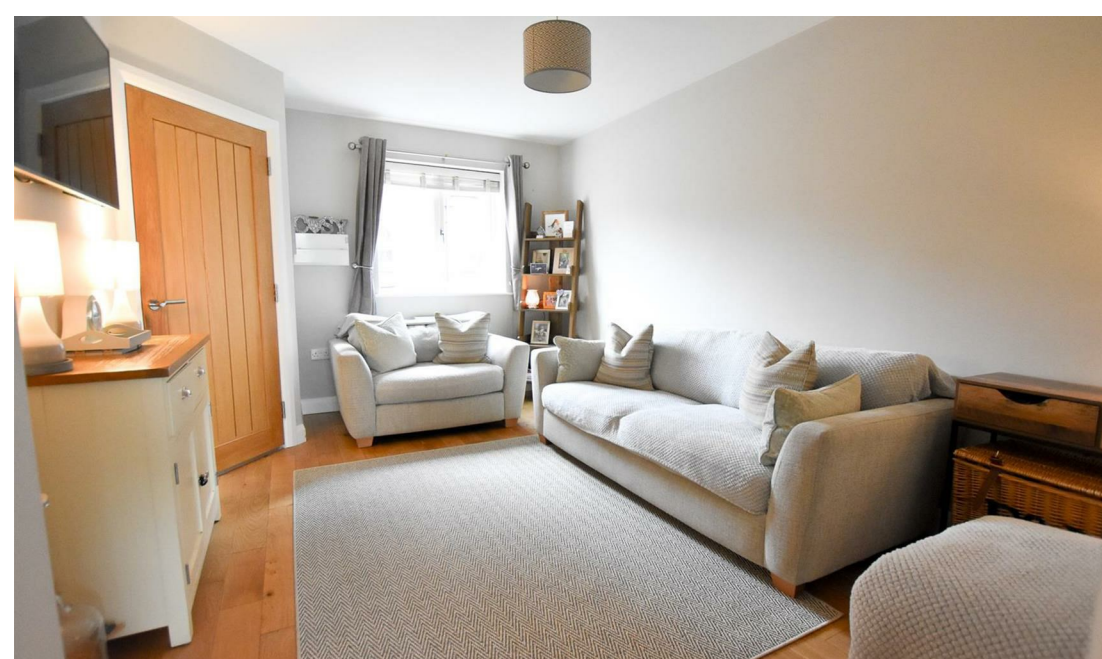


Rock View Close, Whitwick, Coalville

3  2  1  B 

**Sell MyHome**<sup>TM</sup>  
.co.uk





- 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.

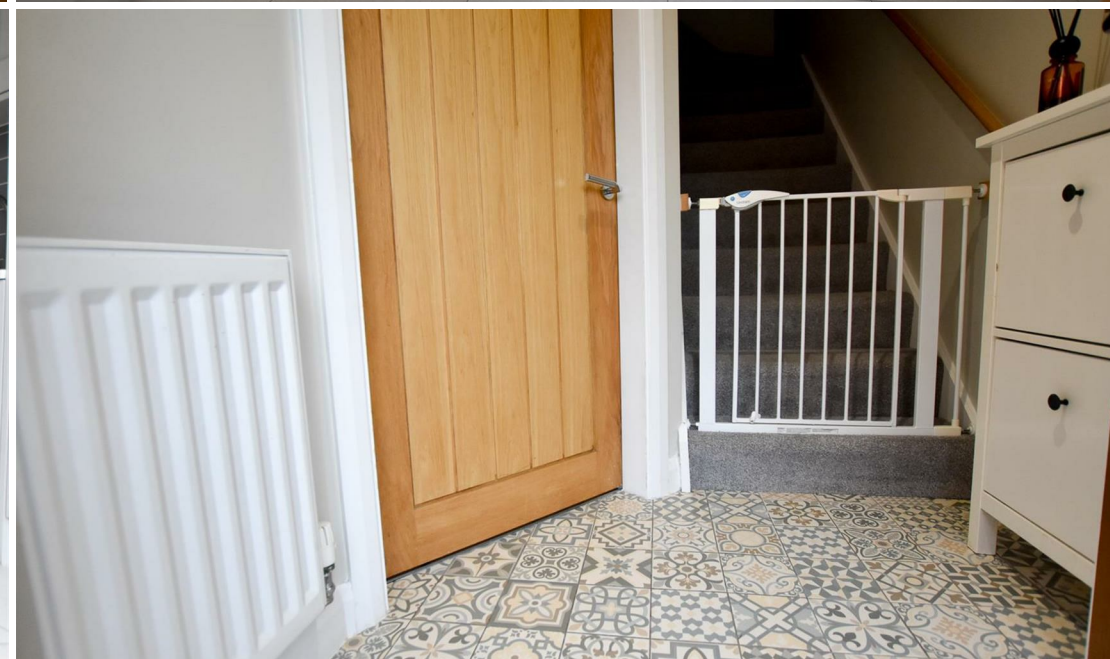
The property is deceptively spacious and internally comprises of entrance hallway, lounge, spacious kitchen/diner with Bi-fold doors leading to the rear garden and a downstairs WC. To the first floor are two well-proportioned bedrooms and a family bathroom with shower over, further set of stairs leading 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.

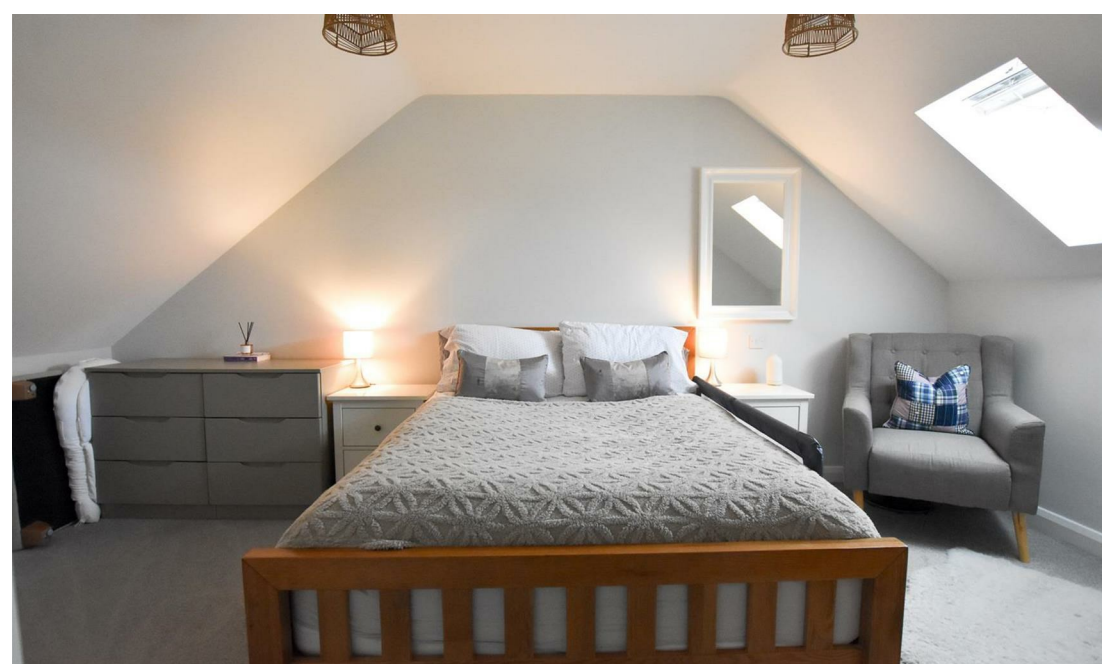
There is a service charge with the property which is approx. £39.00 per month

Offers Over: £280,000











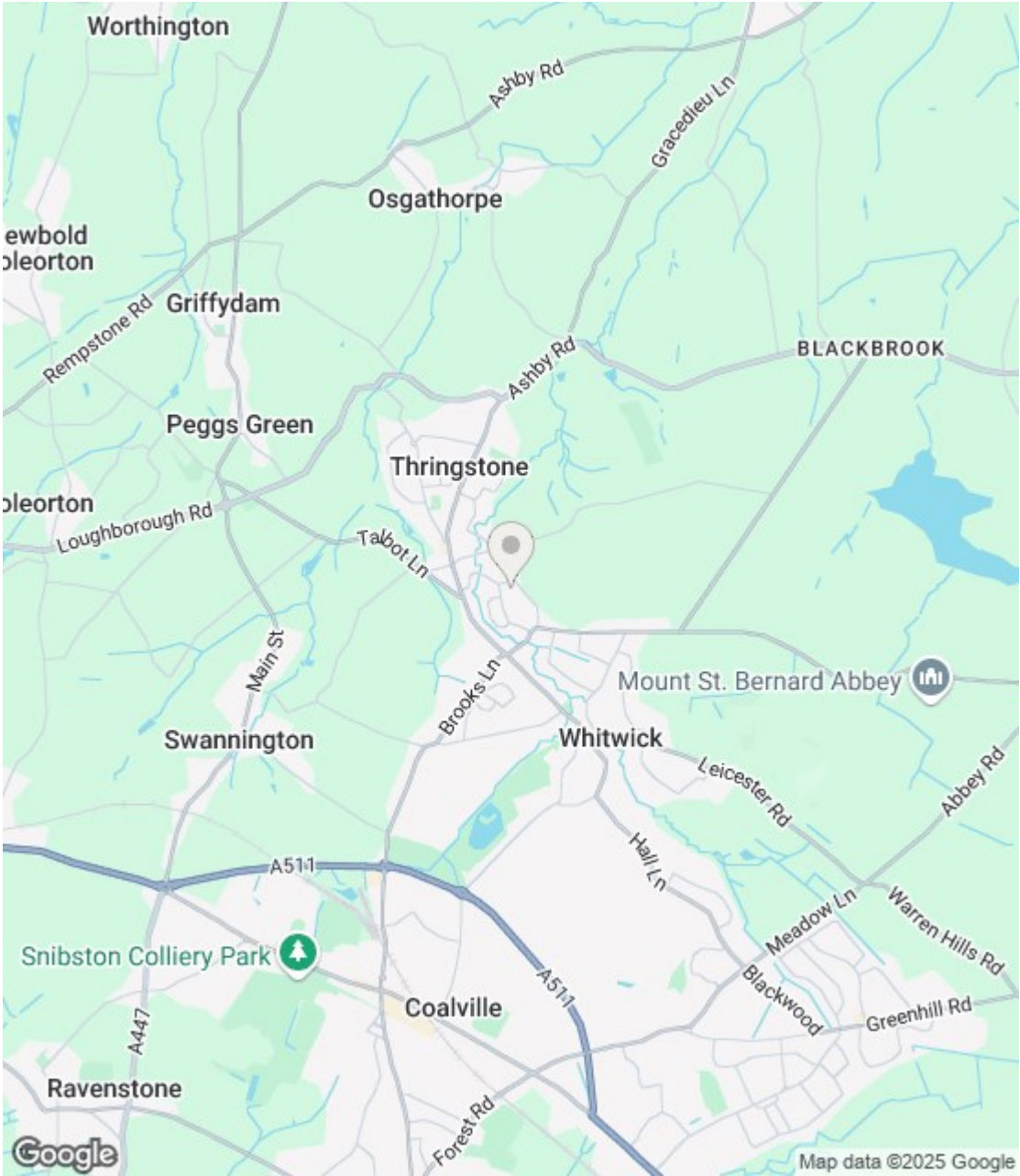


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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	

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

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



# Rock View Whitwick LE67 5FB

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

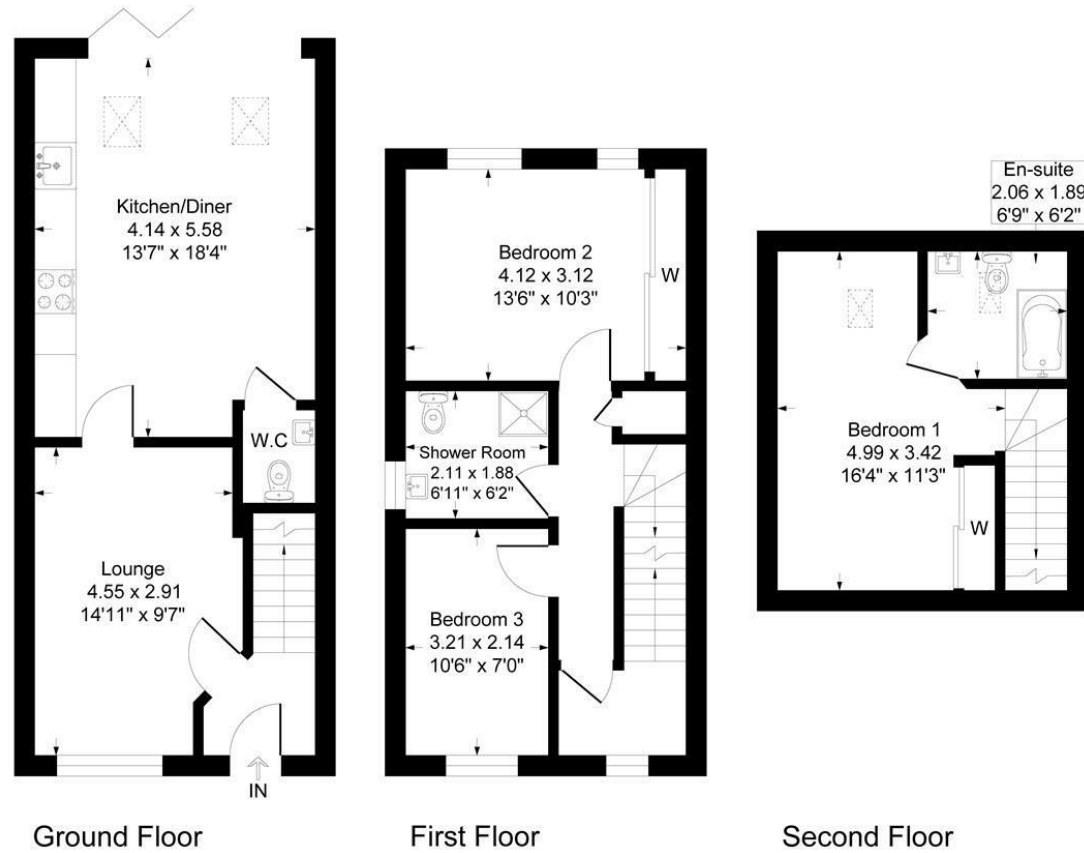


Illustration for identification purposes only, measurements are approximate, not to scale.

(1)MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.