



MAYNARD
ESTATES



27 Avenue Road

Coalville, LE67 3PA

£165,000



Description

AN IDEAL FIRST-TIME BUYER HOME conveniently located on the outskirts of Coalville town centre which is being offered for sale with NO UPWARD CHAIN. The property is WELL APPOINTED THROUGHOUT and offer further scope to improve in time.



The property boasts a large DRIVEWAY PROVIDING OFF ROAD PARKING for at least two vehicles along with a SIZEABLE AND WELL-MAINTAINED GARDEN to the rear with. A SPACIOUS LIVING ROOM provides the ideal space to relax along with a MODERN KITCHEN with and convenient GROUND FLOOR WC.

- Ideal First Time Buyer Home
- Good Sized Garden To Rear
- Ground Floor WC
- Available With No Upward Chain
- Close To Town Centre
- Driveway Off Road Parking
- Two Double Bedrooms
- Modern Family Shower Room
- Spacious Living Room
- Potential BTL Investment





The first floor provides two good size DOUBLE BEDROOMS along with a CONTEMPORARY SHOWER ROOM SUITE complete with a double shower unit, WC and wash hand basin which concludes the homes well maintained internal accommodation.

The property is DOUBLE GLAZED with a GAS CENTRAL HEATING SYSTEM. An early inspection of this home comes highly advised.




Floor Plan



Area Map



Energy Efficiency Graph

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	

Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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