



40 Margaret Street, Coalville, LE67 3LW

£150,000





Brief Description

Welcome to Margaret Street, Coalville - centrally located for access to Coalville town centre is this delightful mid-terrace house. Boasting open plan accommodation with two reception rooms, three cosy bedrooms, and a modern kitchen and wet room, this property offers a comfortable living space perfect for a small family or first-time buyers.

Recently improved, the accommodation exudes a fresh and inviting atmosphere, ready for you to move in without any hassle. The modern kitchen with an adjacent potential utility area providing a space where you can unleash your culinary skills and create delicious meals for your loved ones. The modern ground floor wet room provides a convenient and easily accessible wash room.

Situated close to the town centre, this home offers convenience at your doorstep. Whether it's shopping, dining out, or enjoying leisurely strolls in the neighbourhood, everything is within easy reach. With no upward chain, the process of making this house your home is made even smoother.

This property is an ideal choice for those looking to step onto the property ladder. With 872 sq ft of space to call your own, this house presents a wonderful opportunity to create a warm and welcoming abode. Don't miss out on the chance to make this house your own and start a new chapter in the heart of Coalville.

£150,000



ON THE GROUND FLOOR

Dining Room	11'7" x 13'9" (3.53m x 4.19m)
Living Room	10'7" x 17'1" (3.23m x 5.21m)
Kitchen	5'9" x 12'5" (1.75m x 3.78m)
Shower Room	5'10" x 7'10" (1.78m x 2.39m)

ON THE FIRST FLOOR

Landing	
Bedroom One	11'7" x 14'2" (3.53m x 4.32m)
Bedroom Two	9'0" x 13'9" (2.74m x 4.19m)
Bedroom Three	5'10" x 10'10" (1.78m x 3.30m)

ON THE OUTSIDE

Rear Garden

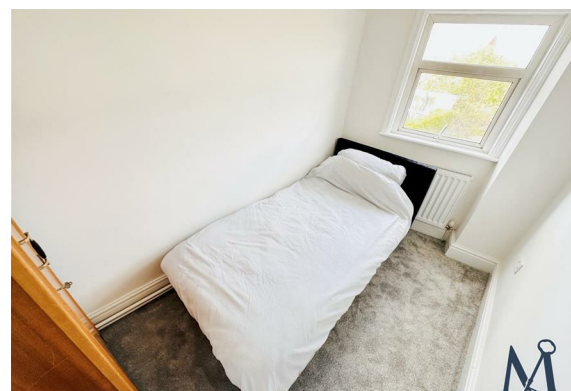


Key Features

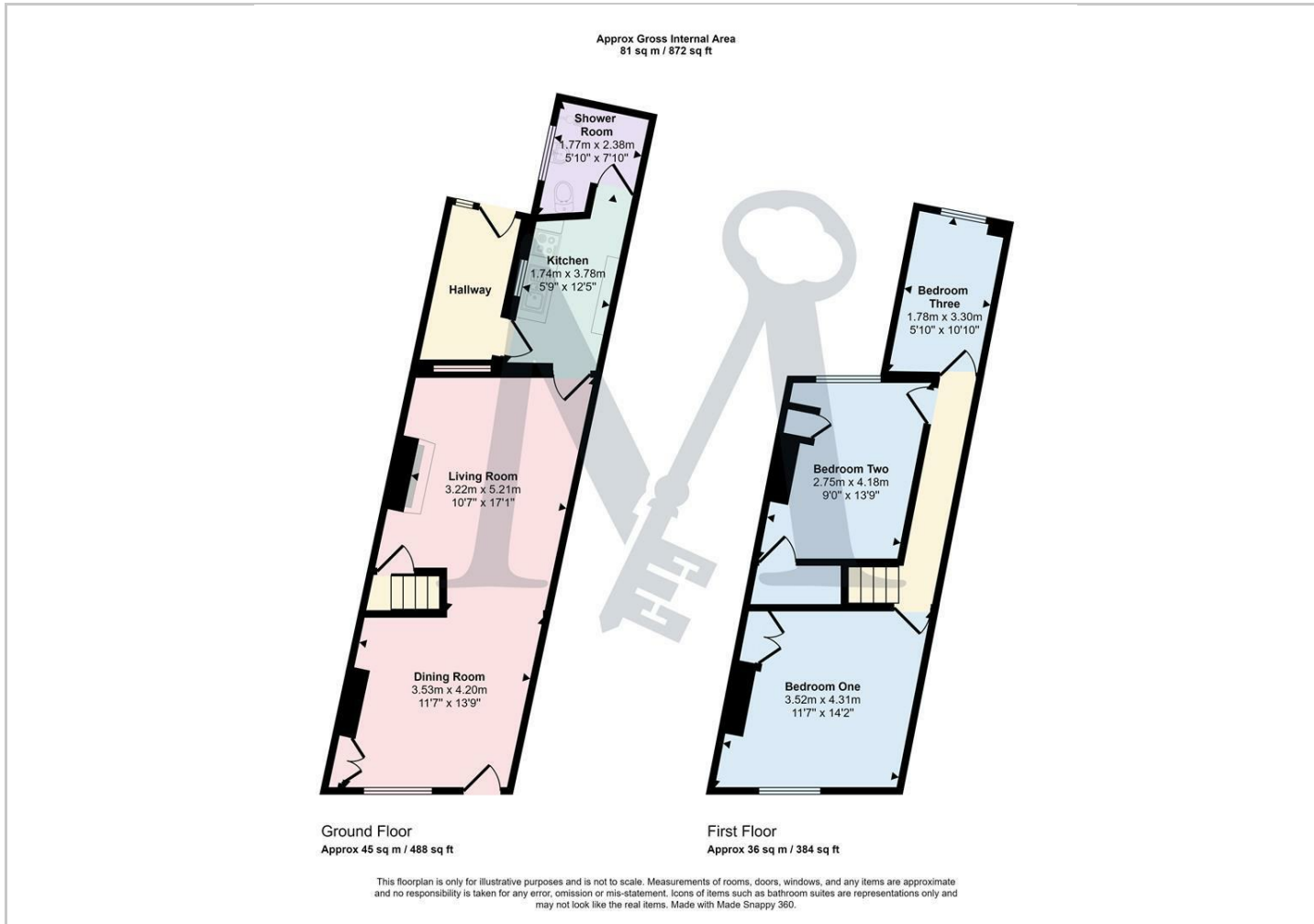
- Ideal First Time Buyer Home
- Spacious Living Areas
- Ground Floor Shower Wet Room
- Kitchen & Utility Area
- Upgraded Heating System
- Modern Accommodation
- No Upward Chain
- Garden To Rear
- Three Good Sized Bedrooms
- Virtual Property Tour Available



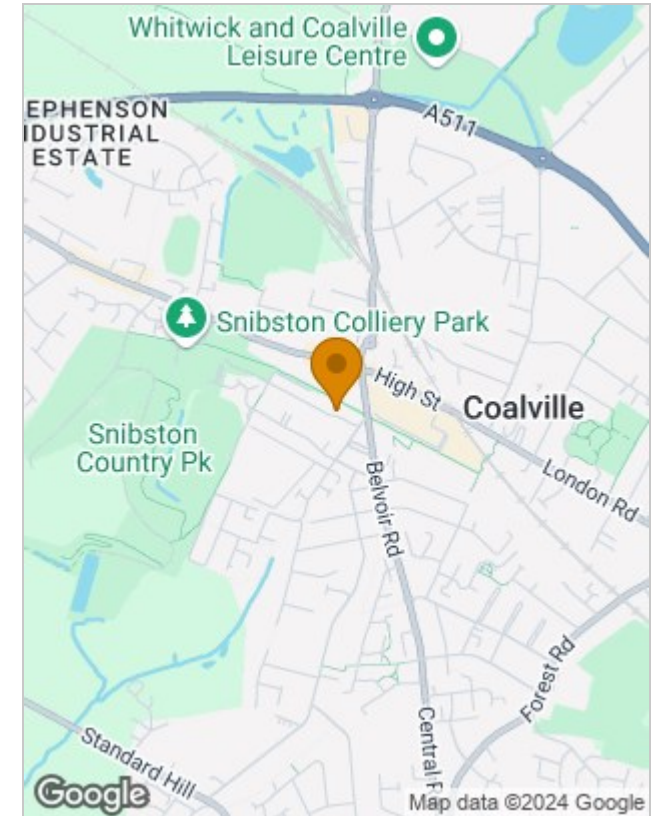




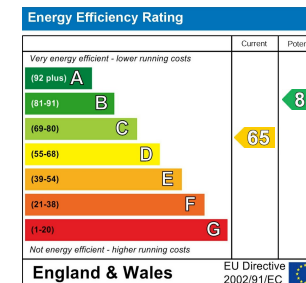
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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