



MAYNARD
ESTATES



298 Station Road, Bagworth, Coalville, LE67 1BN

OPEN HOUSE TBC - Call To Register Interest & To Reserve A Viewing Slot. Investors/Cash Buyers Preferred

A fantastic INVESTMENT OPPORTUNITY for a property REQUIRING FULL RENOVATION throughout. The property comes offered available to the market with NO UPWARD CHAIN and requires extensive refurbishment throughout. Located in the VILLAGE of Bagworth WITH EASY ACCESS OF THE M1 & M42 MOTORWAYS this property could make a fantastic family home.

The property occupies a GOOD-SIZED PLOT with a large rear garden along with off parking via a DRIVEWAY to the front of the property.

The home is currently three bedrooms along with a family bathroom on the first floor. The ground floor currently offers a lounge off the entrance hall with a DINING KITCHEN overlooking the rear aspect with access to an outside toilet and old coal store.

The property is ATTRACTIVELY PRICED and offering FANTASTIC SCOPE FOR IMPROVEMENT with a gas supply to the property. An early inspection of this property comes highly advised in order to avoid disappointment.

Offers over

£150,000

- In Need Of Full Renovation
- No Upward Chain
- Investment Opportunity
- Off Road Parking
- Large Garden To Rear
- Bagworth Village Location
- Three Bedroom & FF Bathroom
- Attention Builders & Developers
- Gas Supply To Property
- Viewings By Appointment Only

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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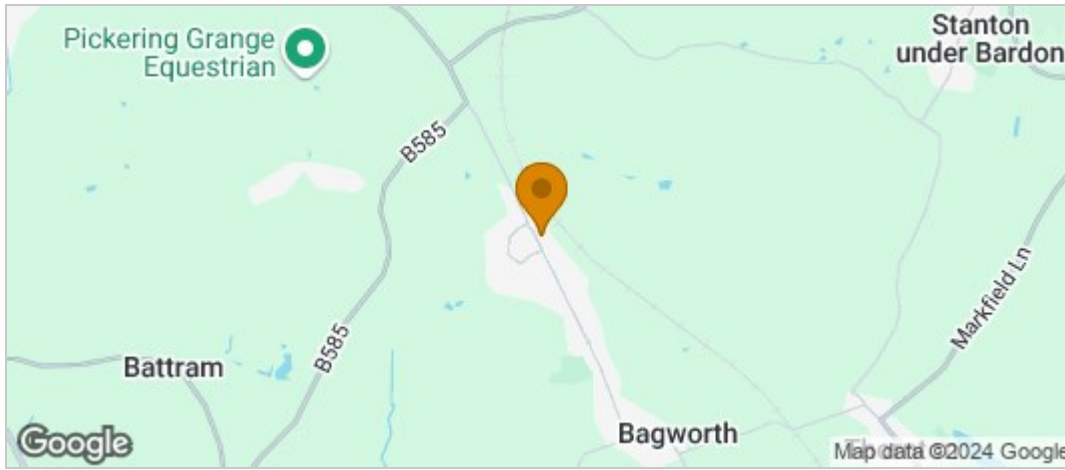
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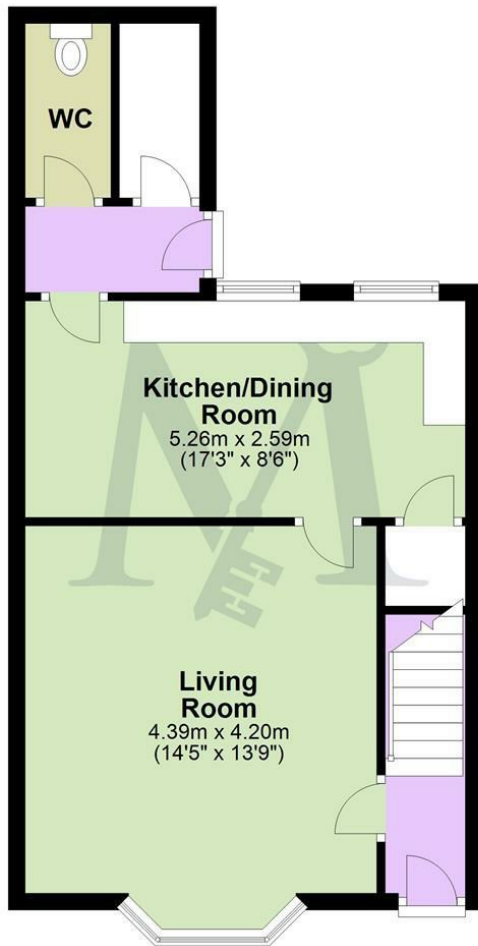


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

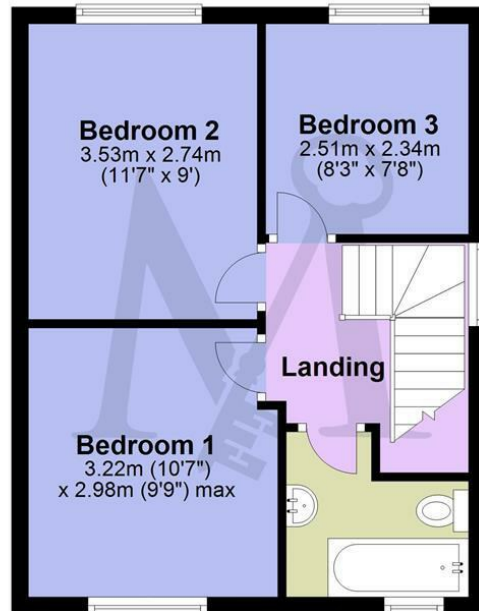
Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 80.0 sq. metres (861.5 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.