



124 St. Bernards Road  
Whitwick, Coalville, LE67 5GW

Offers in the region of £225,000



## Brief Description

AVAILABLE WITH NO UPWARD CHAIN, located on St. Bernards Road in the popular area of Whitwick. This pleasant SEMI-DETACHED house boasts a spacious bay fronted living room, a kitchen diner, 3 bedrooms, and a modern shower room across two floors, this property offers a comfortable living space for individuals or families alike with great potential.

Upon entering, you are greeted by a welcoming entrance porch leading to the entrance hallway. The BAY-FRONTED LIVING ROOM exudes warmth with its fireplace and double-glazed bay window, offering a cosy space to relax. The DINING KITCHEN features a range of units, integrated appliances, and a fireplace adding character to the room. With dual aspect windows and an access door to the garden, this space is bright and airy, perfect for entertaining or enjoying family meals.

Upstairs, you'll find two GENEROUSLY SIZED DOUBLE BEDROOMS, a comfortable single bedroom, and a modern shower room, providing ample space for a growing family or those in need of a home office. The property has been well-loved and maintained, presenting a FANTASTIC OPPORTUNITY to add your personal touch through updating and modernising.

Outside, the SOUTH-FACING REAR GARDEN offers a good-sized outdoor space to enjoy sunny days. The property previously offered off-road parking before it was incorporated into the rear garden, the existing dropped kerb gives POTENTIAL TO REINSTATE PARKING\* at the rear of the property adding convenience for future owners.

Situated on a CORNER PLOT, this house is FULLY DOUBLE GLAZED and GAS CENTRAL HEATED throughout, ensuring warmth and comfort during the colder months. The property is also available with no upward chain, making the buying process smoother for interested parties.

With FURTHER SCOPE to improve and enhance, this house presents an exciting opportunity for buyers looking to add their personal touch. Whether you're a FIRST-TIME BUYER or a GROWING FAMILY, this property caters to various needs and preferences.





## ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room

13'7 x 10'4 (4.14m x 3.15m)

Kitchen Diner

11'8 x 16'6 (3.56m x 5.03m)

## ON THE FIRST FLOOR

Landing

Bedroom 1

14'3 x 10'8 (4.34m x 3.25m)

Bedroom 2

11'9 x 10'8 (3.58m x 3.25m)

Bedroom 3

7'8 x 5'7 (2.34m x 1.70m)

Shower Room

## ON THE OUTSIDE

Front Garden

Rear Garden

Potential Off-Road Parking





## Floor Plan



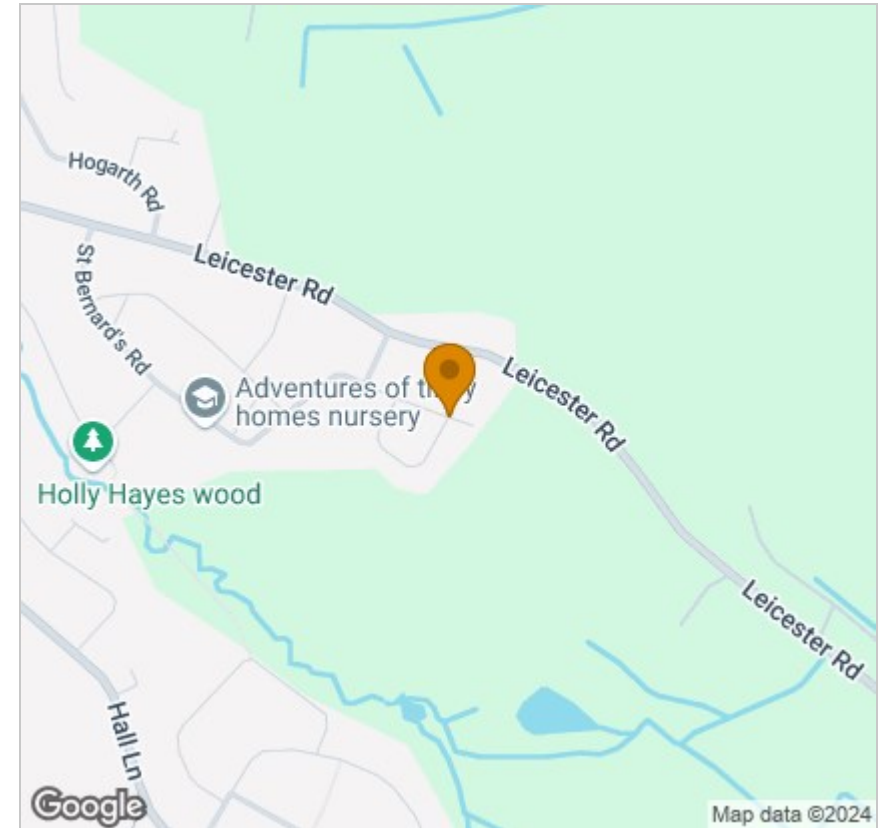
## Viewing

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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## Area Map



## Energy Efficiency Graph

