



23 Market Place
Whitwick, Coalville, LE67 5DT

£199,950

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Brief Description

Maynard Estates are pleased to offer to the market this FANTASTIC INVESTMENT OPPORTUNITY in the heart of Whitwick Village. The FREEHOLD PROPERTY offered for sale combines THREE SELF-CONTAINED FLATS ALONG WITH A COMMERCIAL SHOP front which offers an amazing potential rental return. The property would benefit from improvements throughout whilst offering the opportunity to enhance the current property and its full rental potential.

The ground floor currently consists of a shop front which was formerly used as a barber with a large shop front window and access door, whilst further benefiting from a rear reception room and ground floor WC along with rear access. The adjacent ground floor flats with its own independent access has the benefit of a large living area, bedroom, kitchen and shower room.

The first floor offers two further independently accessed flats which share a rear access with a staircase rising to the first floor. Both flats benefit from a bedroom/living area, kitchen and shower room. The property is mostly double glazed with electric radiators where applicable. Each unit has its own INDEPENDENT METRES with the property coming under one title.

Externally the property benefits from an outside area which provides OFF ROAD PARKING. The property comes offered available with NO UPWARD CHAIN and an early inspection is highly recommended to avoid disappointment.

If you require any further information or wish to arrange to view this property, then please do not hesitate to contact Maynard Estates at your earliest convenience.





ON THE GROUND FLOOR

23 Commercial Unit

Shop Front

11'9" x 14'0" (3.58m x 4.27m)

Rear Reception

8'8" x 11'6" (2.64m x 3.51m)

Rear Porch

Cloakroom WC



23A Ground Floor Flat

Lounge

10'10" x 17'1" (3.30m x 5.21m)

Bedroom

7'6" x 8'10" (2.29m x 2.69m)

Kitchen

4'8" x 11'6" (1.42m x 3.51m)

Shower Room



ON THE FIRST FLOOR

23B First Floor Flat

Lounge/Bedroom

10'10" x 14'10" (3.30m x 4.52m)

Kitchen

6'11" x 12'0" (2.11m x 3.66m)

Shower Room



23C First Floor Flat

Lounge/Bedroom

10'8" x 14'6" (3.25m x 4.42m)

Kitchen

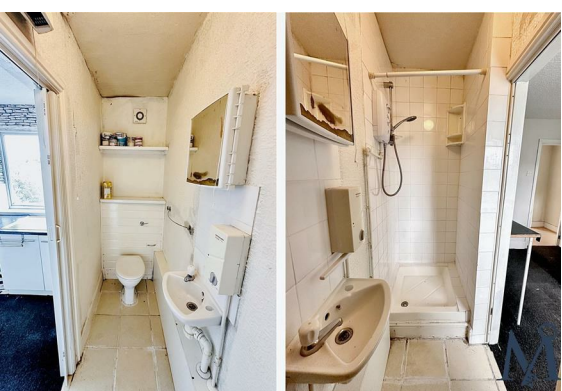
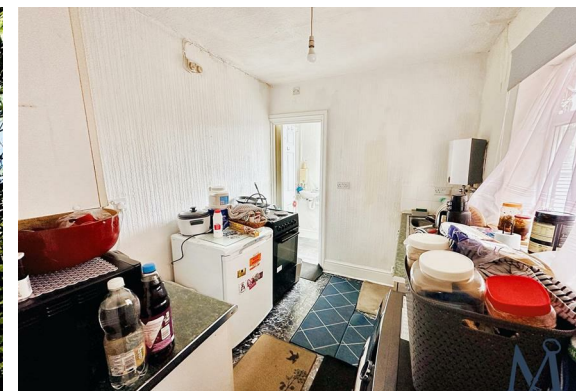
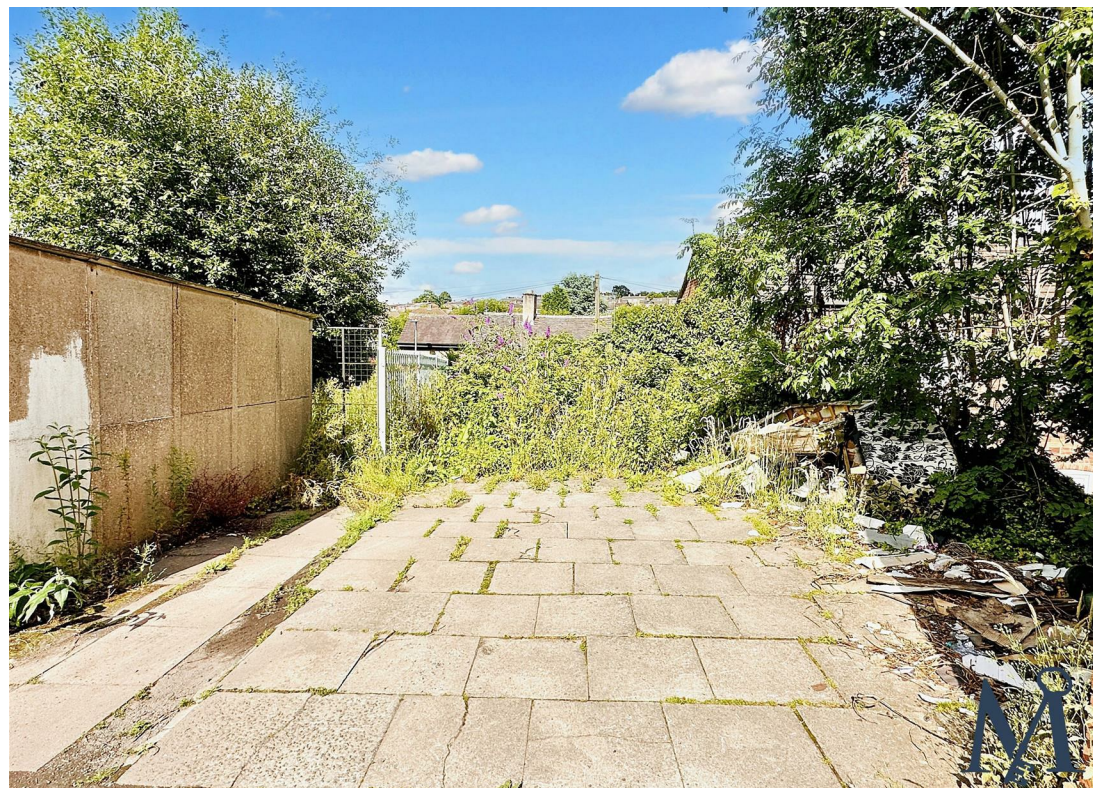
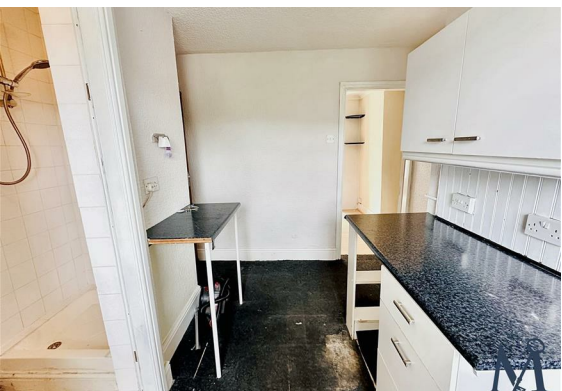
7'4" x 8'8" (2.24m x 2.64m)

Shower Room



ON THE OUTSIDE

Garden / Parking



Floor Plan



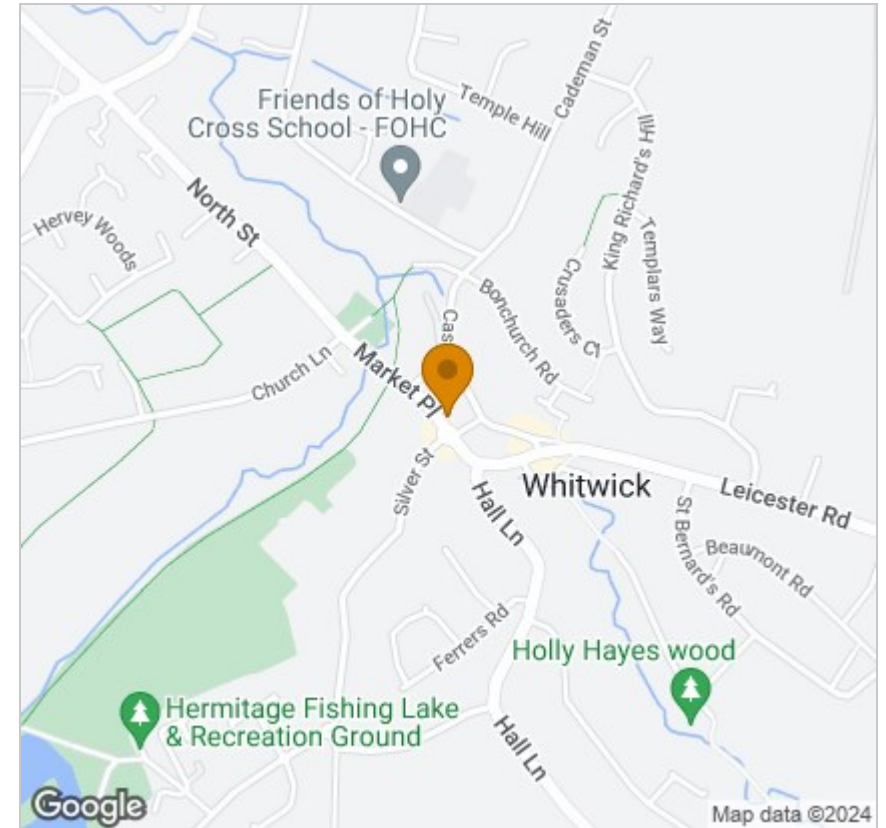
Viewing

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

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.

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Area Map



Energy Efficiency Graph

