



105 Crescent Road, Coalville, LE67 2BF

£175,000

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# Brief Description

OFFERED AVAILABLE WITH NO UPWARD CHAIN, this charming mid-terraced house on Crescent Road, at the border of Coalville and Hugglescote, presents an EXCELLENT OPPORTUNITY for first-time buyers or investors alike. Spanning 886 square feet, the property boasts two reception rooms and two bedrooms, whilst including a VERSATILE ATTIC SPACE that can serve as an ADDITIONAL ROOM OR AN OFFICE SPACE.

Upon entering, you are welcomed into a BRIGHT LIVING ROOM adorned with laminate flooring, a front elevated window fitted with Venetian blinds, and elegant ceiling coving and rose. The OPEN-PLAN DINING ROOM seamlessly connects to the MODERN KITCHEN, which features a range of stylish wall and base units, an integrated oven and grill, and ample space for a washing machine and fridge freezer. The kitchen is further enhanced by a chic metro tile splashback, tiled flooring, and ceiling spotlights, creating a delightful cooking environment.

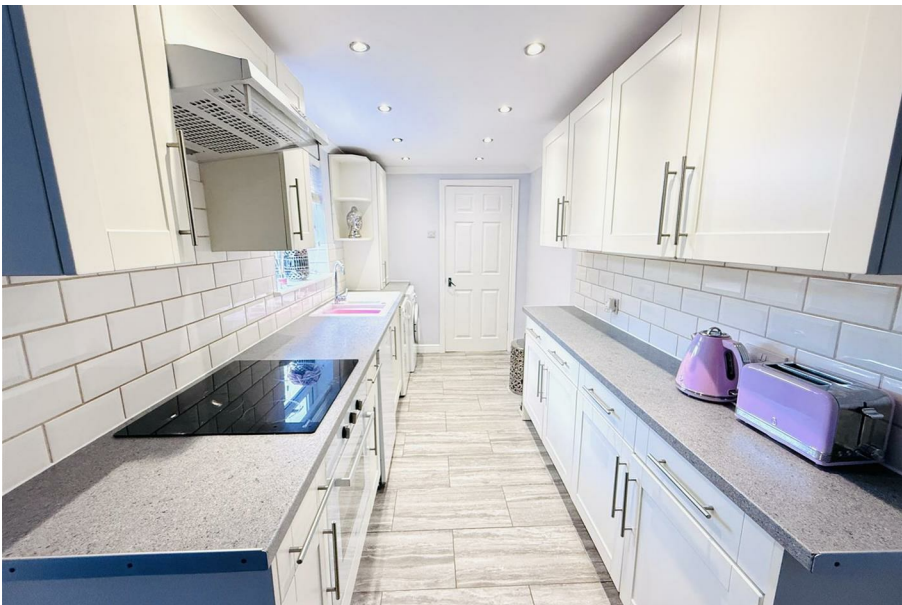
A rear lobby provides access to the PRIVATE GARDEN and the CONTEMPORARY FAMILY BATHROOM, which is located on the ground floor and showcases a three-piece white suite, including a 'P' shaped bath, WC, and hand basin, complemented by a heated towel rail and stylish tiling.

On the first floor, you will find TWO GENEROULSY SIZED BEDROOMS, while a further staircase leads to the attic room, offering additional living space.

The rear garden is WESTERLY FACING AND PERFECT for enjoying the afternoon sun. The garden is thoughtfully designed with a feature stoned area, a paved patio, and pathways, all predominantly laid to lawn and enclosed by a fenced boundary with a side gate for added convenience. The front garden is both stoned and paved, complemented by a small brick wall boundary.

The property is well presented throughout and is available with no upward chain, making it an ideal choice for those looking to move in without delay. This DELIGHTFUL HOME is not to be missed.

£175,000



## ON THE FIRST FLOOR

Living Room	11'9" x 11'9" (3.58m x 3.58m)
Dining Room	14'2" x 11'9" (4.32m x 3.58m)
Kitchen	12'8" x 6'2" (3.86m x 1.88m)
Rear Lobby	
Family Bathroom	

## ON THE FIRST FLOOR

Bedroom 1	9'9" x 11'9" (2.97m x 3.58m)
Bedroom 2	9'9" x 11'9" (2.97m x 3.58m)

## ON THE SECOND FLOOR

Attic Bedroom	10'9" x 11'9" (3.28m x 3.58m)
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ON THE OUTSIDE

Rear Garden

Front Garden



## Key Features

- Two Bedrooms Plus An Attic Bedroom
- Open Plan Kitchen Diner
- Modern Kitchen
- Available With No Upward Chain
- Further Scope To Improve And Enhance
- Spacious Living Room
- Contemporary Family Bathroom
- Large West Facing Garden To The Rear
- Ideal First Time Buyer Home
- Potential Buy-To-Let Investment Property







Floor Plans



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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Location Map



Energy Performance Graph

