



103 Central Road, Coalville, LE67 2FL

£165,000





Brief Description

Offered with NO UPWARD CHAIN, this property is conveniently located on the outskirts of Coalville, providing easy access to local amenities and transport links. On Central Road in the popular area of Hugglescote, this delightful two-bedroom semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers or those seeking a promising investment.

Spanning 445 square feet, the home is WELL-PRESENTED THROUGHOUT, yet it also offers potential for further enhancements to suit your personal taste. Upon entering, you are greeted by a lovely open-plan living room and dining area. The living room is situated to the left, while the dining area, featuring FRENCH DOORS that lead to the rear garden, is to the right. The dining space boasts wood-effect vinyl flooring, creating a warm and inviting atmosphere.

The kitchen, accessible from the dining area, is equipped with MODERN base units, an integrated oven and grill, and ample space for a fridge freezer and washing machine. The metro tile splashback adds a contemporary touch, while the wood-effect vinyl flooring continues the theme of practicality and style. Adjacent to the kitchen is the family bathroom, which features a three-piece white suite, ATTRACTIVE tile-effect flooring, and built-in storage cupboards for added convenience.

Upstairs, you will find TWO GENEROUSLY SIZED DOUBLE BEDROOMS. The master bedroom benefits from built-in wardrobes and a matching chest of drawers, providing ample storage space.

The WESTERLY-FACING REAR GARDEN is designed for low maintenance, featuring a combination of paved and gravelled areas, all enclosed by fencing and walls, with side gate access for ease. Additionally, a brick outbuilding houses the Worcester combination boiler, ensuring efficient heating and hot water. For those with vehicles, the property includes two allocated PARKING spaces which are leased for £220 annually.

This semi-detached house is a wonderful opportunity to create a comfortable home.

£165,000



ON THE GROUND FLOOR

Entrance	
Living Room	11'0" x 12'3" (3.35m x 3.73m)
Dining Room	10'2" x 12'3" (3.10m x 3.73m)
Kitchen	
Family Bathroom	

ON THE FIRST FLOOR

Landing	
Bedroom 1	11'1" x 12'4" (3.38m x 3.76m)
Bedroom 2	10'4" x 12'3" (3.15m x 3.73m)

ON THE OUTSIDE

Rear Garden
Off-Road Parking



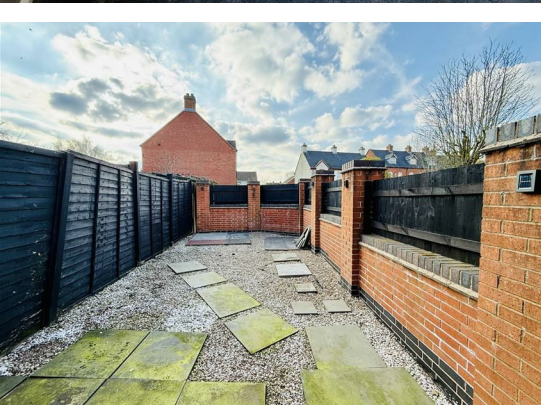


Key Features

- Two Double Bedrooms
- Modern Kitchen
- West Facing Rear Garden
- Available With No Upward Chain
- Potential Buy-To-Let Property
- Ideal First Time Buyer Home
- Contemporary Family Bathroom
- Off-Road Parking For Two Vehicles
- Spacious Living Accomodation
- Well Presented Throughout







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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Location Map



Energy Performance Graph

