



23 Vaughan Street, Coalville, LE67 3GH

£150,000

Located on Vaughan Street in the heart of Coalville, this CHARMING semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers or those looking to invest in a property with GREAT POTENTIAL. Available with NO UPWARD CHAIN, this three-bedroom home is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads to a comfortable living room, complete with a feature fireplace, BAY WINDOW, and elegant ceiling coving that adds character to the space. Adjacent to the living room is a DINING ROOM that flows seamlessly into the kitchen, creating an ideal setting for family gatherings and entertaining guests.

The kitchen is equipped with a range of wall and base units, providing ample storage and workspace, along with space for a washing machine and an UNDERSTAIRS PANTRY for added convenience. To the rear of the property, you will find a family bathroom featuring a three-piece suite, including a mains shower over the bath, WC and hand basin.

Venturing upstairs, you will discover three generously sized double bedrooms, each thoughtfully fitted with wardrobes, ensuring plenty of storage for your belongings.

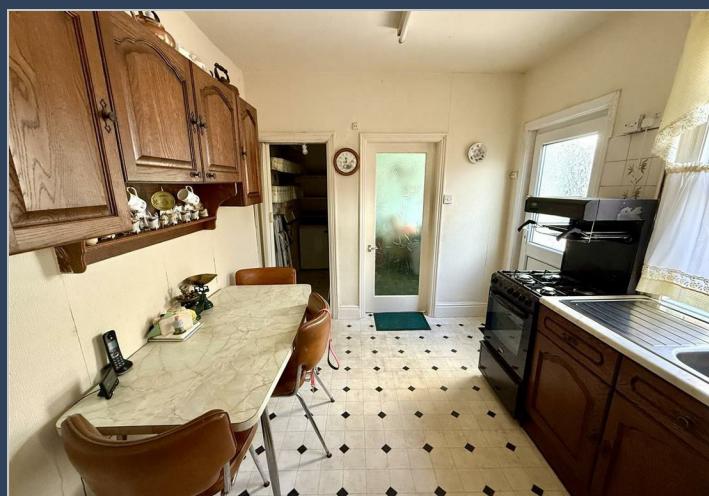
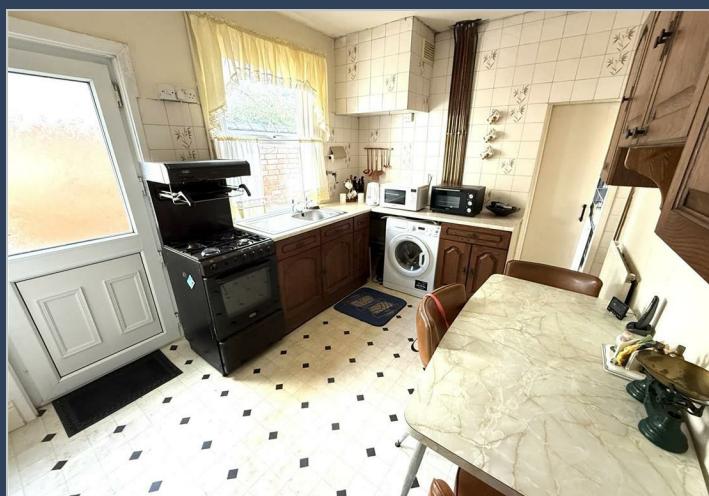
Externally, the property boasts a DELIGHTFUL REAR GARDEN, complete with a paved patio and pathway leading to a brick outbuilding, PERFECT for storage or a workshop. The garden is laid to lawn with planted borders, offering a tranquil outdoor space to relax and unwind. To the front, a small COURTYARD enclosed by a brick wall and iron gate adds to the property's appeal.

With its PRIME LOCATION, the property is conveniently situated near Coalville town centre, offering EASY ACCESS to a variety of shops, restaurants, and local amenities. Additionally, the nearby road links ensure that commuting to surrounding areas is both straightforward and efficient.

This semi detached home on Vaughan Street is a WELCOMING SPACE ready for you to shape and make your own.

- Available With No Upward Chain
- Bay Fronted Living Room
- Separate Dining Room
- Breakfast Kitchen
- Three Double Bedrooms
- Private Garden To The Rear
- Fantastic Scope To Improve
- Potential Ideal First Time Buyer Home
- Conveniently Located Near Local Amenities





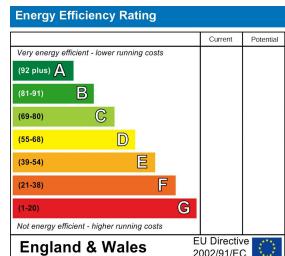
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.