

FOR SALE

Oxford Street Coalville, Leicestershire LE67 3GR



25% SHARED OWNERSHIP: £47,500

- A Superb Mid Town House
- Located In The Town of Coalville,
Near To Many Local Amenities Such
As Local Schooling, Shops & More
- Must Be Seen
- Entrance Hall, Lounge, Kitchen &
Conservatory
- 3 Bedrooms & Shower Room
- Parking For Two Vehicles To The
Front & A Rear Enclosed Graden



Location

This property is located on Oxford Street, in the town of Coalville. The property benefits from being in close proximity to Coalville town centre and local amenities including local schooling, health centres, sports centres and much more. The property is well positioned for access to links to major towns and cities via M1 corridor and access to the local countryside.

Description

*****25% SHARED OWNERSHIP***** A superb mid-town house which is ideal for first time buyers, investors and families and briefly comprises; entrance hall, lounge, kitchen and conservatory to the ground floor. To the first floor, 3 bedrooms and a shower room. Externally, the property benefits from parking for two vehicles to the front of the property and a rear enclosed garden.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door to front, stairs to first floor, radiator, power points, pendant light fitting.

Kitchen/Diner - 12' 5" x 12' 6" (3.78m x 3.81m)

Double glazed window to front, wall mounted units, base units and drawers, sink with hot and cold mixer tap, electric oven, four burner electric hob with extractor fan over and stainless steel splashback, plumbing for washing machine, boiler., power points, pendant light fitting.

Lounge - 13' 7" x 12' 6" (4.14m x 3.81m)

Double glazed window to rear, fireplace, radiator, power points, pendant light fitting.

Conservatory - 9' 2" x 12' 6" (2.79m x 3.81m)

Double glazed French doors to rear, double glazed windows to rear and side, power points, pendant light fitting.

First Floor Landing

Access to loft.

Bedroom One - 12' 5" x 6' 4" (3.78m x 1.93m)

Double glazed windows to front, radiator, power points, pendant light fitting.

Bedroom Two - 13' 7" x 6' 4" (4.14m x 1.93m)

Double glazed windows to rear, radiator, power points, pendant light fitting.

Bedroom Three - 7' 6" x 6' 2" (2.28m x 1.88m)

Double glazed windows to rear, radiator, power points, pendant light fitting.

Shower Room - 6' 1" x 6' 2" (1.85m x 1.88m)

Double glazed window to front, shower cubicle, wash hand basin with mixer tap, low level WC, radiator, pendant light fitting.

Outside

Parking for two vehicles to the front of the property and a rear enclosed garden.

Tenure

Leasehold. The property will be subject to a surrender and regrant of a new 125-year lease for the new buyer and the cost of £1,200 incl VAT associated with this, will be covered by the new buyer. We have been informed that there is a monthly rent of £266.80 and service charge of £22.61.

EPC

Band C.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

North West Leicestershire District Council.

Kal Sangra, Shonki Brothers Ltd

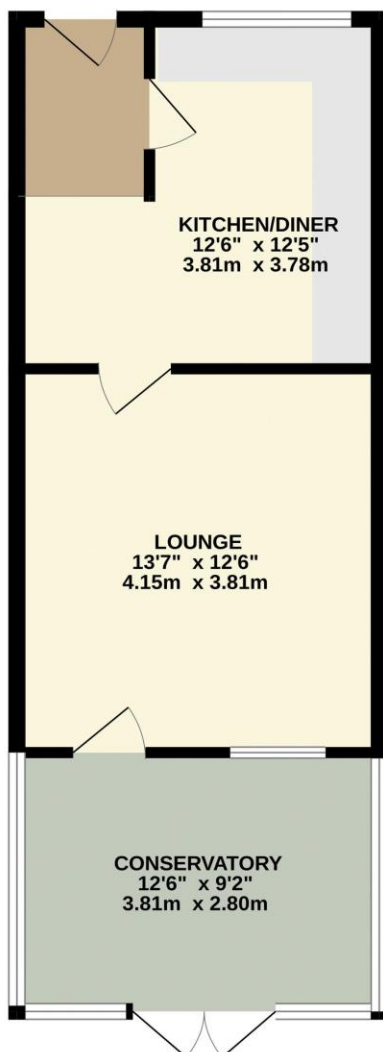
85 Granby Street, Leicester LE1 6FB

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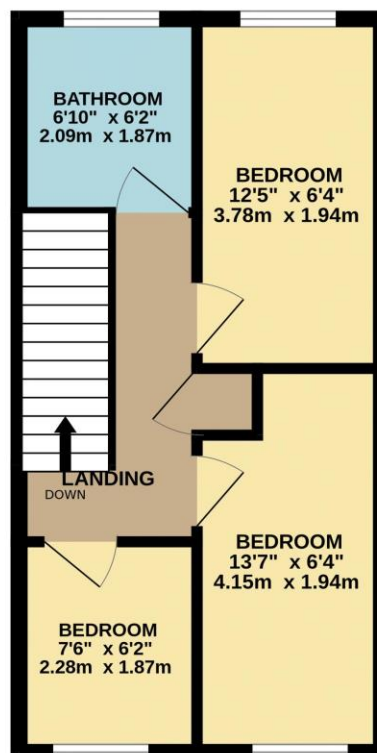
Email: info@shonkibrothers.com



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

