



Oxford Street, COALVILLE

welcome to

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"NO ONWARD CHAIN" this Victorian terraced villa occupying a position close to Coalville town centre which has undergone significant improvements yet still provides the new owner with the opportunity to "finish off" and complete this project into what could be a fabulous home. Call now! 01509 214686!

Entrance

Entrance is via a front door into the reception hallway, which has doors leading off to all ground floor rooms.

Lounge

14' 7" maximum into bay x 10' 3" maximum (4.45m maximum into bay x 3.12m maximum)

The lounge is partially completed with a double radiator, a double-glazed bay window to the front elevation, a meter cupboard, there is some plastering, décor and general carpentry work is required to finish this room off.

Dining Room

11' 10" x 13' 11" (3.61m x 4.24m)

The dining room has been recently replastered, has a recessed chimney, fireplace, upvc double glazed French doors which open onto the rear garden, stairs off to the first floor and a door through to the kitchen.

Kitchen

9' 11" x 7' 3" (3.02m x 2.21m)

The kitchen has a herringbone effect vinyl flooring, a range of base and wall mounted units with roll edge work surfaces over, gas hob with extractor hood over and electric oven, integrated fridge freezer, space and plumbing for a washing machine, one and a half bowl sink with drainer and mixer tap with complementary tiling, a UPVC double glazed window to the side and an opening through to the rear lobby, which has further useful storage in the form of a pantry with shelving, back door leading to the rear garden and a door to the ground floor bathroom.

Ground Floor Bathroom

The ground floor bathroom has been recently refitted and is fully tiled with a vinyl floor, has a white three-piece suite that comprises of bath with shower over and side shower screen, low level wc, wash hand basin set into vanity unit with storage beneath and a UPVC double glazed window to the rear.

Landing

The landing has stairs rising from the ground floor, doors off to all bedrooms and access to the loft via a drop-down ladder. Loft is partially boarded and provides an opportunity for conversion into further accommodation subject to the usual planning consents.





Bedroom One

13' 11" maximum x 11' 11" (4.24m maximum x 3.63m)
Bedroom one has laminate flooring, UPVC double glazed window to the front and a double radiator.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)
Bedroom two has storage built in over the stairs with hanging rail and storage, further airing cupboard incorporating a combination boiler, UPVC double glazed window to the rear and a double radiator.

Bedroom Three

9' 10" x 7' 3" (3.00m x 2.21m)
Bedroom three has fitted bedroom furniture, a UPVC double glazed window to the rear and a radiator.

Outside

To the rear of the property there is side gated access to a block paved patio area which leads to a shaped lawn with fencing and hedging to boundaries. Please note: the property has shared pedestrian access cross the rear to neighbouring properties.



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Oxford Street, COALVILLE

- Victorian Terraced Villa
- Close to Coalville Town Centre
- Recently fitted Kitchen
- Recently Fitted Bathroom
- UPVC double glazing

Tenure: Freehold EPC Rating: C

offers over

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114545 - 0007

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william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk