



Oxford Street, Coalville

welcome to

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****FOR SALE**** this two-bedroom terraced property situated in the popular village of Coalville. Please be aware that the property is currently tenanted. Internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance

Entrance to the property is via a upvc door into the entrance porch. The entrance hallway has laminate flooring, storage under the stairs, a radiator and doors to all ground floor rooms.

Lounge

12' 9" x 10' 7" (3.89m x 3.23m)

The lounge has carpeted flooring, coving to the ceiling, a radiator and double-glazed wooden sash windows to the front elevation.

Dining Room

13' 8" x 12' 3" (4.17m x 3.73m)

The dining room has carpeted flooring, a fireplace with wooden surround, a radiator and stairs rising to the first floor.

Kitchen

14' 1" x 7' 4" (4.29m x 2.24m)

The kitchen has a door leading into the porch that provides access to the rear garden. The kitchen has tiled flooring, integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, gas hob and oven, tiled walls, a radiator and a range of base and wall mounted units with sink and drainer.

Bedroom One

12' x 13' (3.66m x 3.96m)

Bedroom one has single glazed sash windows to the front elevation, carpeted flooring, coving to the ceiling and fitted wardrobes with hanging rails and shelving.

Bedroom Two

12' 1" x 12' 9" (3.68m x 3.89m)

Bedroom two has carpeted flooring, a radiator, storage cupboard with access to the loft and a built-in wardrobe with hanging rail and shelving.

Loft

The loft is partially boarded and insulated with a drop-down ladder and electrics and light.

Bathroom

The bathroom has wood effect laminate flooring, a upvc double glazed frosted window, shaver point, a radiator, wall units, partially wood panelled walls and a three-piece suite comprising of free-standing bath with electric shower over, a hand wash basin and low level wc.

Outside

To the rear of the property there is shared alley access and is mainly laid to lawn with a water point, patio seating area, an outbuilding and a patio walkway. There is also a shed with electric and an outbuilding.





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welcome to

Oxford Street, Coalville

- Terraced Property
- Two Well Proportioned Bedrooms
- Sash Windows
- Lounge
- Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£155,000



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:
LBH115173 - 0004

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