

# FOR SALE



**Abbey**  
Lettings & Sales



## Action Man Road

Coalville, LE67 3EH

**£80,000**



Step into this inviting two bedroom semi-detached home, presenting an exceptional opportunity for a 40% ownership stake in the property which is nestled in the heart of Coalville. Meticulously maintained, this residence offers an affordable pathway to homeownership without sacrificing comfort or style.

The property comprises of a lounge, kitchen/diner and WC. Then to the first floor there are two double bedrooms and a lovely bathroom. The property also offers double glazed windows, gas central heating and a large rear garden.

This delightful semi-detached house provides a unique opportunity for shared ownership, allowing you to own a portion of your home while enjoying the all the benefits of homeownership. It offers a cost-effective solution that effortlessly combines comfort, convenience, and the pride of owning your space. Don't miss the chance to schedule a viewing and start the process of securing your share in this dream home.





### Lounge 13'10" x 16'5" (4.219 x 5.005)

Two ceiling light points, two double glazed windows, TV/Sky point, carpeted flooring and understairs store cupboard.

### WC 3'5" x 5'0" (1.043 x 1.535)

Ceiling light point, radiator, vinyl flooring, extractor fan, a low level flush toilet and sink.

### Kitchen/Diner 10'5" x 13'10" (3.198 x 4.218)

Two ceiling light points, double glazed window, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, integrated oven, gas hob with extractor fan over, vinyl flooring, plumbing for washing machine and a UPVC door leading to rear garden.

### Stairs & Landing Area to 1st Floor

Ceiling light point, radiator, ex tractor, loft hatch and carpeted flooring.

### Bedroom 1 13'9" x 10'1" (4.216 x 3.074)

Ceiling light point, radiator, double glazed window, built in storage, TV point and carpeted flooring.

### Bedroom 2 13'10" x 8'10" (4.231 x 2.711)

Two ceiling light points, radiator, double glazed window and carpeted flooring.

### Bathroom 5'7" x 6'7" (1.714 x 2.029)

Ceiling light point, towel radiator, double glazed window, vinyl flooring, a 3 piece bathroom suite comprising of a bath with thermostatic shower over, sink and a low level flush toilet.

### Externally

#### To The Front Of The Property

Front lawn with a mature shrubbery board, driveway with a slabbed walk way to the front door and a back entrance.

#### To The Back Of The Property

Patio entertaining space, large lawn area and stoned area.

### Additional Information

Tenure: Leasehold

Monthly rent for 40% is £281.50 including maintenance charge

The lease has 123 years left

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

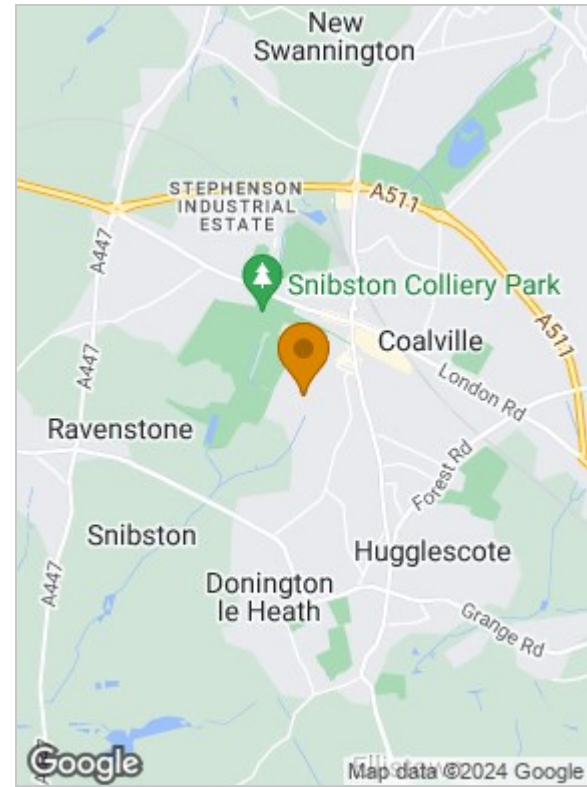
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - 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. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

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Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

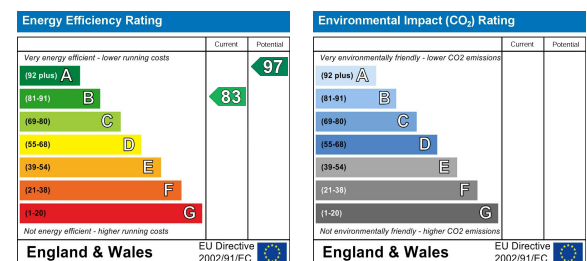
## Area Map



## Floor Plans



## Energy Efficiency Graph



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