



Sinclair



10 Welland Close, Coalville, Leicestershire, LE67 4BZ

£925

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Property at a glance

- Three Bedroom
- Cul-de-sac Setting
- Enclosed rear garden
- Council Tax Band*: B
- Modern Semi-detached
- Redecorated throughout
- Large Driveway Parking
- Price: £925

Overview

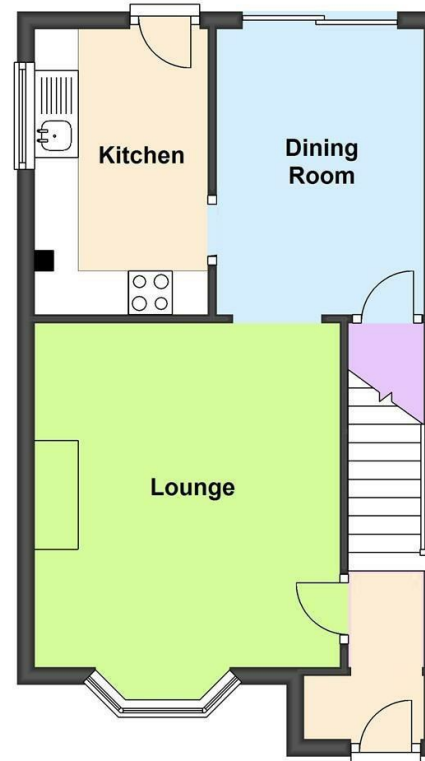
Situated in a quiet cul-de-sac on the edge of Coalville, this well presented modern three bedroom semi-detached has accommodation comprising: entrance hall with living room, separate dining room and modern kitchen located on the ground floor. Stairs then rise to the first floor offering three bedrooms and a contemporary three piece family bathroom suite. Externally there is a lovely enclosed rear garden, fore garden and driveway providing off road parking for multiple vehicles. EPC RATING D.

Location**

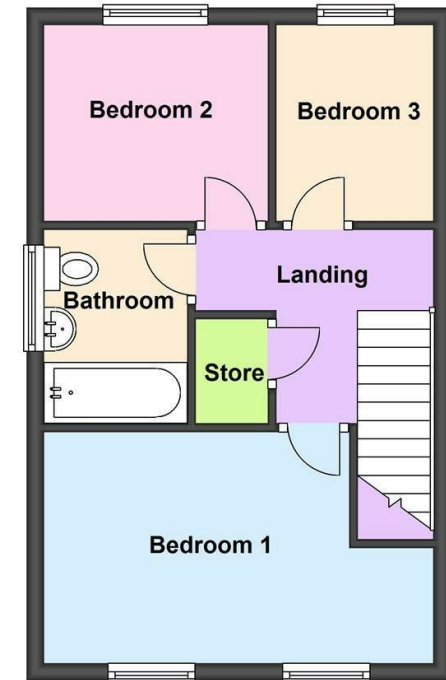


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

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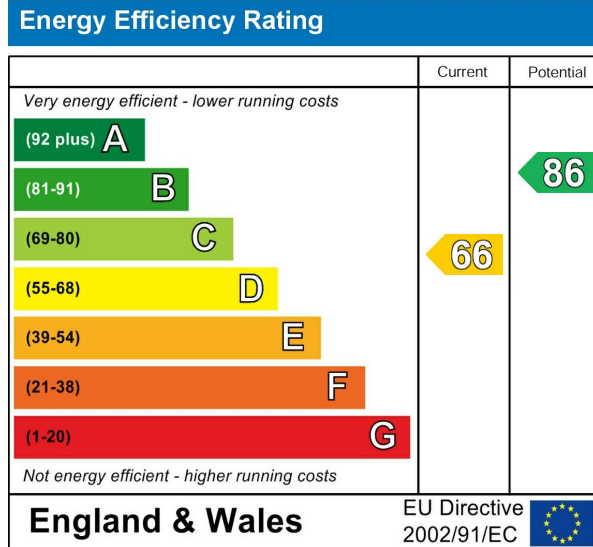
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are

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Thinking of Selling?

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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
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