



Sinclair



141 Belvoir Road, Coalville, Leicestershire, LE67 3PJ

£230,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- HMO Potential (subject to regulations)
- Fischer Future Heat Units with WiFi Control
- First Floor Flat
- Council Tax Band\*: A
- Rear Vehicular Access
- Ground Floor Shop
- No Upward Chain
- Price: £230,000

## Overview

\* PART COMMERCIAL & PART RESIDENTIAL \* This ONE OF A KIND property comes to the market with NO UPWARD CHAIN and comprises a ground floor shop with first floor flat and further warehouse to the rear with vehicular access via Bridge Road (Coalville Labour Club). Having ample potential for an HMO (subject to planning/building regulations), the property would make an ideal investment opportunity. For all enquiries, please contact Sinclair Estate Agents on 01530 838338. EPC RATING AWAITED.

## Location\*\*

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/M42 motorways which enable swift and easy access to the cities of the East and West Midlands as well as London and the North. It boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 miles) Nearest Motorway Access: M1(J22) A/M42 (J13).



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



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## Ground Floor

### Consulting Room

12'7" x 8'0" (3.84m x 2.44m)

Entered through timber framed front door with inset single glazed panel, having adjacent timber framed single glazed window, access to a double storage cabinet with coving and giving way to the shop floor.

### Shop Floor

14'1" x 16'1" (4.29m x 4.90m)

Offering ample space and comprising coving and rear door to the lobby.

### Lobby

Giving way to the entire ground floor accommodation and comprising stairs rising to the first floor flat.

### Guest Cloakroom

Comprising a low level w.c with wall mounted wash hand basin, having tiled splash backs.

### Kitchenette

5'2" x 4'8" (1.57m x 1.42m)

Having a range of wall units with sink and drainer unit, having tiled flooring and timber framed door accessing the rear garden with adjacent timber framed single glazed window.

### Bedroom

7'8" x 13'9" (maximum) (2.34m x 4.19m (maximum))

Having uPVC double glazed window to side and timber framed door accessing the rear garden.

### First Floor Flat

#### Landing

Stairs rising to the first floor landing give way to the entire first floor accommodation and comprise a salus wifi enabled storage heater.

#### Lounge

14'1" x 10'8" (4.29m x 3.25m)

Enjoying a salus wifi enabled storage heater, uPVC double glazed window to front with coving and electric fireplace.

### Bedroom One

8'4" x 12'2" (2.54m x 3.71m)

Having uPVC double glazed window to rear. Also having Salus wifi enabled storage heater.

### Kitchen

8'0" x 6'6" (2.44m x 1.98m)

Having a range of wall and base units with rolled edge work surfaces, a sink and drainer unit with tiled splash backs with free standing electric cooker, having access to loft, vinyl flooring and uPVC double glazed window to side.

### Shower Room

This three piece suite comprises a low level w.c, pedestal wash hand basin with corner shower enclosure having electric shower over with extractor fan, part tiled walls with wall mounted heater and opaque uPVC double glazed window to side.

### Bedroom Two

7'8" x 6'0" (2.34m x 1.83m)

Enjoying an electric storage heater with inset down lights and uPVC double glazed window to rear.

### Outside

#### Rear Garden

A paved walkway to a courtyard enclosed by timber fencing and facilitated by side gated access enjoys an outhouse comprising a w.c with raised flower bed and giving way to the warehouse.

#### Warehouse

18'3" x 35'6" (12'9" height) (5.56m x 10.82m (3.89m height))

Offering vehicular access via bridge road and having double fly hung doors to front and rear with further adjacent personnel doors to front and rear and comprising light, power and engineers pit with rsj above.

#### Note To Purchasers

-We are advised that the property (which comprises; ground floor shop, first floor flat and rear workshop) enjoys three separate electric fuse boxes on a Fischer control unit.

-Some items within the property/workshop are also available upon request by separate negotiation.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

\*\* All distances have been taken from Google maps and must be taken as approximate.

### 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 Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01530 838338



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