



Sinclair

20 Victoria Road, Coalville, Leicestershire, LE67 3AG

£145,000

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

## Property at a glance

- No Upward Chain
- Open Plan Lounge & Dining Room
- Large Rear Garden
- Council Tax Band\*: A
- Cul-De-Sac Position
- Three Double Bedrooms
- Close To Town Centre
- Price: £145,000

## Overview

\*\*\* OFFERED WITH NO UPWARD CHAIN \*\*\* This THREE BEDROOM TERRACE HOUSE comes to the market offering an open plan ground floor comprising Lounge and dining room whilst giving way to a galley kitchen and ground floor bathroom with stairs rising to the first floor landing granting access to THREE DOUBLE BEDROOMS. Externally the property enjoys expansive rear garden and is situated within a Cul-de-sac within the popular commuter town of Coalville. In order to avoid disappointment early viewings are highly advised. EPC RATING D.

## 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. Coalville serves as a market town and administrative seat for the district. 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(J23) 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.

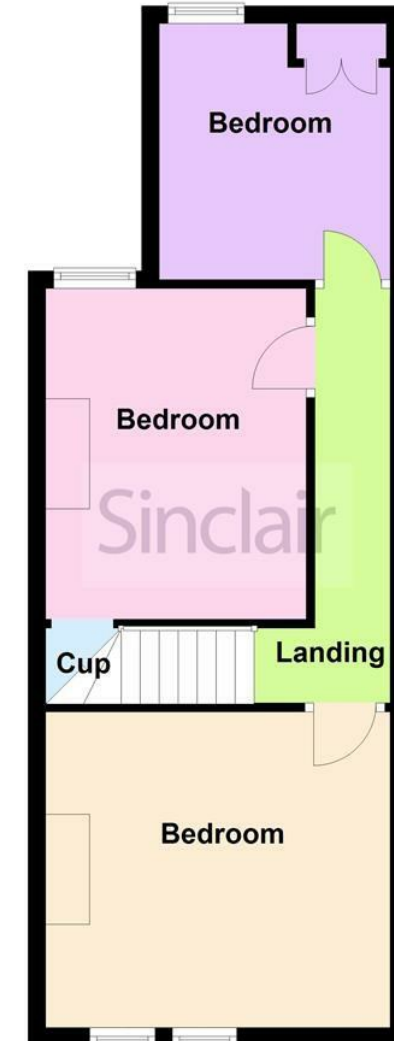
## Ground Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



20 Victoria Road, Coalville, Leicestershire, LE67 3AG

Sinclair

## Detailed Accommodation

### GROUND FLOOR

#### Lounge

11'5" x 11'9" (3.48m x 3.58m)

Entered through a uPVC front door with adjacent uPVC double glazed window, having a dado rail, coving and timber effect laminate flooring whilst opening into the dining room.

#### Dining Room

11'5" x 12'5" (3.48m x 3.78m)

Enjoying a continuation of timber effect laminate flooring from the lounge and comprising a dado rail, a uPVC double glazed window to the rear, stairs rising to the first floor and a gas fired, Adam styled fireplace.

#### Kitchen

7'2" x 9'8" (2.18m x 2.95m)

Having a range of wall and base units with rolled edge work surfaces and comprising a sink and drainer unit, four ring electric hob with electric oven and grill, having a filtration hood over, a uPVC double glazed window to side and having a uPVC door accessing the rear garden.

#### Bathroom

7'2" x 5' (2.18m x 1.52m)

This three piece suite comprises a low level, push button, dual flush WC, a pedestal wash hand basin, panelled bath with thermostatic shower over, part tiled walls and tile effect laminate flooring and having an opaque uPVC double glazed window to the side elevation.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing give way to three double bedrooms and comprise inset downlights.

#### Bedroom One

12'10" x 12'1" (3.91m x 3.68m)

Having two uPVC double glazed windows to the front and coving.

#### Bedroom Two

9'9" x 12'1" (2.97m x 3.68m)

Benefitting from access to over stairs storage and having a uPVC double glazed window to the rear.

#### Bedroom Three

8'6" x 9'8" (2.59m x 2.95m)

Having a uPVC double glazed window to the rear and an airing cupboard housing the gas fired central heating boiler.

### OUTSIDE

#### Rear Courtyard

A paved walkway/courtyard sits to the rear of the property facilitating a shared access down the side passage before giving way to the private rear garden.

#### Private Rear Garden

Accessible via the shared courtyard and enclosed with box hedging, timber feather board fence panelling and a gate. The garden comprises a lawn surrounded by a paved walkway which in turn grants access to the rear store of brick construction to the back of the garden.



20 Victoria Road, Coalville, Leicestershire, LE67 3AG

Sinclair



20 Victoria Road, Coalville, Leicestershire, LE67 3AG






20 Victoria Road, Coalville, Leicestershire, LE67 3AG

Sinclair

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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

# Sinclair

## Thinking of Selling?

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



**Sinclair**

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)