



63 Albert Road, Coalville, Leicestershire, LE67 3AA

£150,000

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Property at a glance

- No Upward Chain
- Two Double Bedrooms
- Traditionally Styled
- Council Tax Band*: A
- Terrace House
- Central Location
- First Floor Bathroom
- Price: £150,000

Overview

OFFERED WITH NO UPWARD CHAIN this TWO BEDROOM MID TERRACE HOUSE comes to the market offering a centre of town location ideal for commuting and boasts two double bedrooms, a first floor bathroom, two ground floor reception rooms with a 13'7" kitchen and a good sized garden to rear. Early viewings come highly advised in order to avoid disappointment. 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



First Floor



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Detailed Accommodation

GROUND FLOOR

Lounge

11'5" x 14'6" (3.48m x 4.42m)

Entered via a uPVC front door with inset opaque double glazed panel having adjacent uPVC double glazed window to front and comprising stairs rising to the first floor, timber effect flooring, coving and ceiling rose.

Dining Room

11'6" x 11'9" (3.51m x 3.58m)

Enjoying continued flooring from the lounge and having a uPVC double glazed window to rear whilst offering access to the kitchen.

Kitchen

5'9" x 13'7" (1.75m x 4.14m)

Having a range of wall and base units with complimentary rolled edge worksurfaces, a sink and drainer unit, four ring gas hob, electric oven/grill (not in use), having space and plumbing for appliances, ceramic tiled flooring, a uPVC door accessing the rear garden and benefitting from dual aspect with uPVC double glazed windows to both side and rear.

FIRST FLOOR

Bedroom One

12'0" x 11'4" (3.66m x 3.45m)

Featuring a dado rail and uPVC double glazed window to front.

Bedroom Two

9'1" x 11'9" (2.77m x 3.58m)

Having a uPVC double glazed window to rear.

Family Bathroom

5'9" x 9'9" (1.75m x 2.97m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with electric shower over, an opaque uPVC double glazed window to rear, part tiled walls, ceramic tiled flooring, extractor fan, chrome heated towel rail and benefitting from an airing cupboard which in turn houses the gas fired central heating boiler.

OUTSIDE

Rear Garden

Enjoying a sunny aspect and comprising a well maintained lawn surrounded by timber feather and closed board fence panelling.

NOTE TO PURCHASERS: Please be advised that two neighbouring properties have gated access across the garden for bins etc to access the side entry.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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

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