



Sinclair

55 Albert Road, Coalville, Leicestershire, LE67 3AA

£150,000

01530 838338 sinclairestateagents.co.uk

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 shower room, two ground floor reception rooms, kitchen and a good sized garden to rear. Early viewings come highly advised in order to avoid disappointment. EPC RATING D.

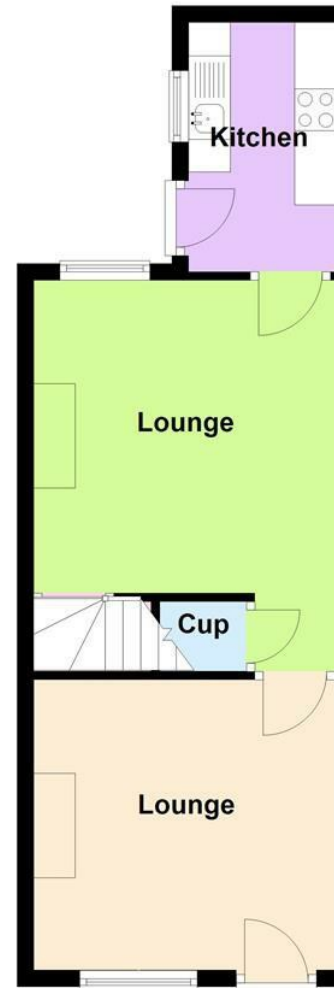
Location**

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).

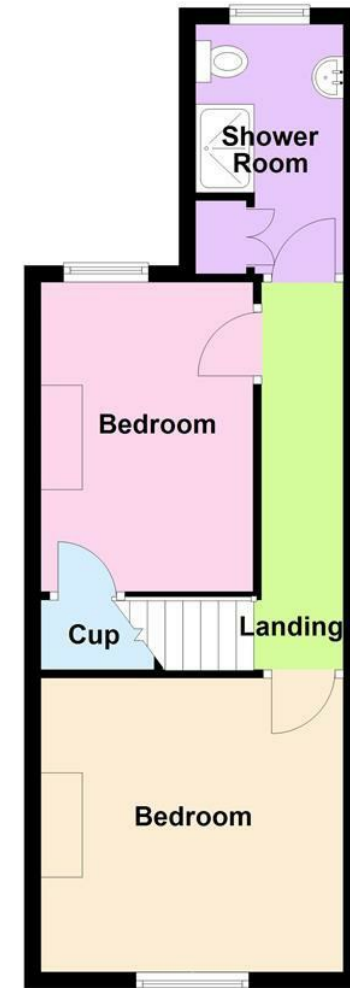


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



55 Albert Road, Coalville, Leicestershire, LE67 3AA

Sinclair

Detailed Accommodation

GROUND FLOOR

Dining Room

11'11 x 11'4 (3.63m x 3.45m)

Entered via a uPVC front door with inset opaque double glazed panel having adjacent uPVC double glazed window to front with coving, dado rail and an open fireplace and quarry tiled hearth.

Lounge

11'11 x 12'0" (3.63m x 3.66m)

Having uPVC double glazed window to rear, stairs rising to the first floor, coving, dado rail and access to understairs storage and a feature fireplace (not in use) with a quarry tiled hearth.

Kitchen

5'10 x 9'10 (1.78m x 3.00m)

Having a step down, comprising of range of wall and base units with complimentary rolled edge worksurfaces, a sink and drainer unit, four ring gas hob, gas oven, having space and plumbing for appliances, vinyl flooring, a uPVC door accessing the rear garden and with uPVC double glazed window to side.

FIRST FLOOR

Bedroom One

11'11 x 11'5 (3.63m x 3.48m)

Having uPVC double glazed window to front, coving and a feature fireplace (not in use).

Bedroom Two

8'10 x 12 (2.69m x 3.66m)

Access to over stairs storage with loft hatch, uPVC double glazed window to rear and coving.

Shower Room

5'10 x 9'10 (1.78m x 3.00m)

Three piece suite comprising shower cubicle with jet shower, low flush W.C pedestal wash hand basin, part tiled walls, extractor fan, heated towel rail, vinyl flooring, uPVC opaque double glazed window to the rear and storage cupboard housing the hot water cylinder.

OUTSIDE

Rear Garden

Open, paved courtyard, water point, wall light with brick store. Stone shingled area giving access to the lawn hosting matures shrubs and trees.

NOTE TO PURCHASERS: Please be advised that there is an easement access across the open paved courtyard.

55 Albert Road, Coalville, Leicestershire, LE67 3AA

Sinclair



55 Albert Road, Coalville, Leicestershire, LE67 3AA

Sinclair



55 Albert Road, Coalville, Leicestershire, LE67 3AA

Sinclair



55 Albert Road, Coalville, Leicestershire, LE67 3AA


Sinclair



55 Albert Road, Coalville, Leicestershire, LE67 3AA

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

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.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk