



8 Victoria Road, Coalville, Leicestershire, LE67 3AG

£140,000

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



## Property at a glance

- Traditionally Styled
- Semi Detached House
- Good Sized Rear Garden
- Council Tax Band\*: A
- Two Double Bedrooms
- Dressing Room
- Close To Amenities
- Price: £140,000

## Overview

THIS TWO BEDROOM SEMI DETACHED HOUSE, traditionally styled and with a good sized rear garden comes to the market and in brief comprises lounge, kitchen and ground floor bathroom with stairs rising to the first floor providing access to two double bedrooms and dressing room respectively. Situated within walking distance to Coalville's town centre, the property is ideal for first time buyers, down sizers and investors a like. EARLY VIEWINGS COME HIGHLY ADVISED. EPC RATING D.

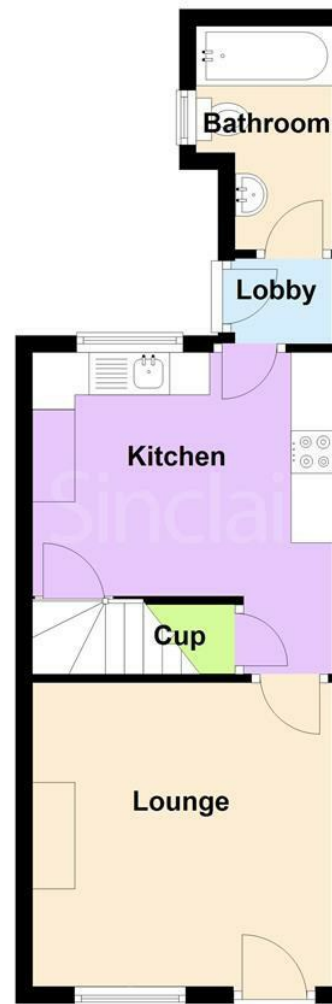
## Location\*\*

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).

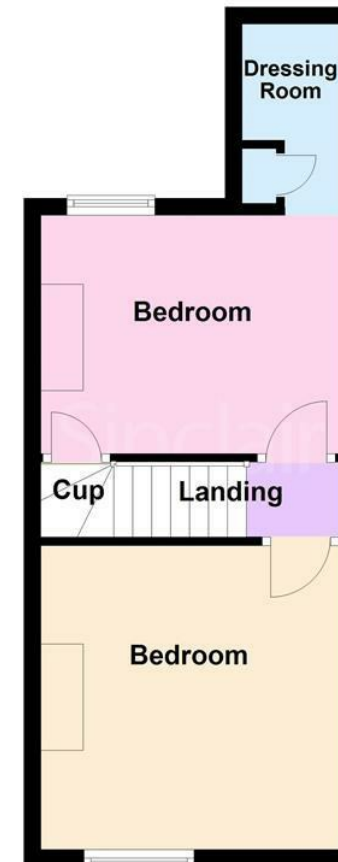


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

11'8" x 11'9" (3.56m x 3.58m)

Entered via a timber framed front door and having uPVC double glazed window to front, radiator and meter cupboard.

#### Kitchen

11'9" x 9'5" (3.58m x 2.87m)

Inclusive of a range of base and wall units, rolled edge work surfaces, tiled splashbacks, sink and drainer unit with mixer tap, four ring gas hob, built-in electric oven/grill, space and plumbing for appliances, gas fired central heating boiler, door to stairs rising to the first floor, access to under stair storage, timber effect vinyl flooring and uPVC double glazed window to rear.

#### Rear Lobby

5'4" x 8'8" (1.63m x 2.64m)

Having timber effect vinyl flooring and uPVC double glazed door to side.

#### Bathroom

7'1" x 7'2" (2.16m x 2.18m)

This three piece suite comprises low level push button w.c, panelled bath with mixer shower over, pedestal wash hand basin, tiled splash backs, timber effect vinyl flooring and opaque uPVC double glazed window to side.

### FIRST FLOOR LANDING

#### Bedroom One

11'8" x 11'6" (3.56m x 3.51m)

Having uPVC double glazed window to front and timber flooring.

#### Bedroom Two

11'8" x 9'6" (3.56m x 2.90m)

Having uPVC double glazed window to rear, over stairs storage and access to the dressing room.

#### Dressing Room

3'9" x 7'2" (1.14m x 2.18m)

Housing the airing cupboard and having uPVC double glazed window to rear.

### OUTSIDE

#### Private Rear Garden

Enjoying a paved patio area, well maintained lawn and surround by timber board fencing whilst also providing side gated access.

#### Front

Having small frontage with dwarf brick wall, pathway to front door and shared side entry to the rear.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</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

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