



Sinclair

16 St. Saviours Road, Coalville, Leicestershire, LE67 3DF

£175,000

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Property at a glance

- Marketing Photos Taken Before Tenancy
- Three Bedrooms
- Terrace House
- Sitting Tenant
- Currently Achieving £850 PCM
- Only Investors Considered
- Council Tax Band*: A
- Price: £175,000

Overview

* CALLING ALL LANDLORDS & INVESTORS * TENANT IN SITU currently paying £850PCM at 5.8% ROI * In brief the property enjoys a lounge, dining room, kitchen and shower room to the ground floor with stairs rising to the first floor giving way to THREE BEDROOMS. Situated within the popular commuter town of Coalville, this property would make an ideal investment. *NOTE TO PURCHASERS: the marketing photos were taken at the start of the tenancy and do not reflect the current condition of the property.* EPC RATING E.

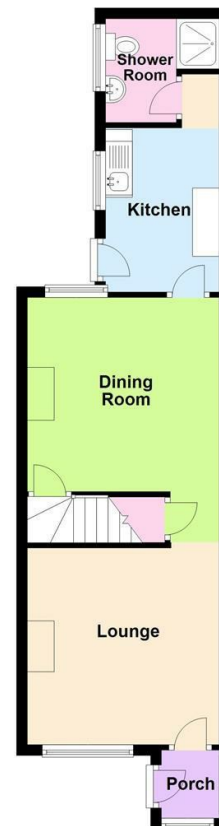
Location**

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. The town has an estimated population of 33,000 (2003) and 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(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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered via a uPVC front door with inset opaque double glazed panel and having opaque uPVC double glazed windows to front and side.

Lounge

11'9 x 12'0 (3.58m x 3.66m)

uPVC double glazed windows to front and electric wall mounted fire place.

Dining Room

11'9 x 11'11 (3.58m x 3.63m)

Having a uPVC double glazed window to rear, access to understairs storage, stairs rising to the first floor and electric wall mounted fireplace.

Kitchen

7'0 x 9'11 (2.13m x 3.02m)

Having wall and base units with rolled edge worksurfaces, a sink and drainer unit, ceramic tiled flooring, a uPVC double glazed window, gas fired central heating boiler and uPVC side door.

Shower Room

4'2 x 5'10 (1.27m x 1.78m)

This three piece white suite comprises low level W.C, shower enclosure, pedestal wash hand basin, ceramic tiled flooring and tiling to splash prone areas with extractor fan and uPVC double glazed window to side.

FIRST FLOOR

Bedroom One

11'10 x 12'0 (3.61m x 3.66m)

With a uPVC double glazed window to front and having a range of fitted wardrobes.

Bedroom Two

12'6 x 12'0 (3.81m x 3.66m)

Having a uPVC double glazed window to rear and benefiting from overstairs storage.

Bedroom Three

10'9 x 9'6 (3.28m x 2.90m)

Having a uPVC double glazed widow to the rear overlooking the private rear garden.

OUTSIDE

Private Rear Garden

A paved patio area gives way to a lawn with a store to the rear of the garden and having a raised pebbled area to the rear and enclosed by timber fencing.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(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.

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Photographs

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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

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Thinking of Selling?

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



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