



Sinclair



66 Berrisford Street, Coalville, Leicestershire, LE67 3PS

Guide Price £125,000

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Property at a glance

- Two Bedrooms
- Offered With No Upward Chain
- Open Plan Kitchen/Diner
- Council Tax Band*: A
- Centre Of Town Location
- Good Sized Rear Garden
- Traditionally Styled
- Price: £125,000

Overview

This TWO BEDROOM MID TERRACE HOUSE is offered with NO UPWARD CHAIN and is an ideal first time purchase/investment property being central to the popular commuter town of Coalville with amenities within walking distance. In brief the property enjoys two bedrooms and a bathroom to the first floor with the lounge and open plan kitchen/diner to the ground floor and also having a good size garden to rear with sunny aspect. Early viewings are highly advise 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. 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

12'6" x 11'2" (3.81m x 3.40m)

Having a uPVC double glazed window to the front and giving way to the open plan kitchen/diner.

Open Plan Kitchen Diner

15'8" x 11'5" (4.78m x 3.48m)

Having a range of wall and base units with a one and half bowl sink and drainer unit, space and plumbing for appliances, a free standing electric cooker with extractor hood over, tiling to splash prone areas, a wall mounted, gas fired central heating boiler, uPVC double glazed window to rear and having uPVC framed French doors accessing the rear garden.

FIRST FLOOR

Bathroom

6'8" x 8'2" (2.03m x 2.49m)

This three piece white suite comprises a low level, push button, dual flush WC, pedestal wash hand basin, panelled bath with splash screen and thermostatic mixer shower over, having an extractor fan, airing cupboard, vinyl flooring and opaque uPVC double glazed window to rear.

Bedroom One

12'4" x 11'3" (3.76m x 3.43m)

Enjoying access to a walk in wardrobe and comprising a uPVC double glazed window to front.

Bedroom Two

10'3" x 11'4" (3.12m x 3.45m)

Having uPVC double glazed window to rear.

OUTSIDE

Rear Garden

The rear garden enjoys side gated access (the neighbouring property has access through our courtyard to the side gated access) and having a paved courtyard which gives way to a good sized lawn surrounded by timber closed and flyboard fence panelling and comprising of timber shed and brick store respectively.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(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

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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

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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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