

**3 Bedroom House - Semi-Detached**  
**located on Claremont Drive,**  
**Coalville**  
**£240,000**

**UP Estates**





**\*\*NO UPWARD CHAIN\*\*** Here is a fantastic opportunity to purchase this superbly presented, three bedroom, semi-detached property which is in excellent condition throughout and benefits from many standout features including recessed ceilings, a modern breakfast Kitchen and feature fireplace. The property offers versatile living with one of the bedrooms being located on the ground floor and are all double bedrooms.

In brief the property comprises; Hallway, w/c, breakfast kitchen, lounge/ diner and bedroom to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally the property offers a garage, driveway and private rear garden. Viewing is advised to appreciate all that is on offer with this property.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

£240,000

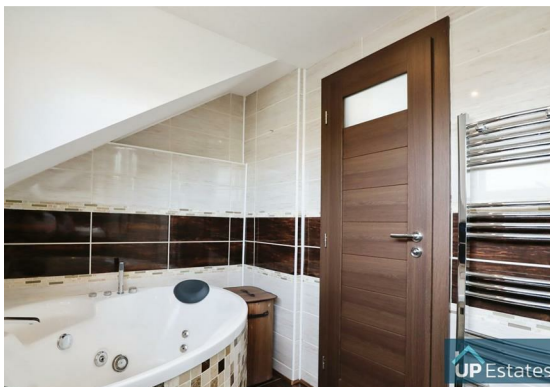
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN
- SPACIOUS LOUNGE/DINER
- GARAGE, DRIVEWAY & PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









Claremont Drive, Ravenstone, Coalville





Total Area: 90.5 m<sup>2</sup> ... 975 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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