



Ashby Road
Coalville



Property Description

A traditional three bedroom, mid terraced family home with a good sized garden, two reception rooms and offered with no chain. The property has a gas fired central heating system and UPVC double glazing (where specified). In brief the accommodation comprises entrance porch, entrance hall, lounge, separate dining room, fitted kitchen and ground floor wet room. To the first floor are three well-proportioned bedrooms. Outside To the front of the property is a feature front brick boundary wall with wrought iron detailing, crazy paved fore garden for ease of maintenance and paved path leading to the front door area with stunning arch top covered storm porch, paved path down the side of the property leading to wrought iron gate at rear of the path leading to side area which is majority paved for ease of maintenance, having a raised gravel border, gate and fence giving access to the rear garden which has a shaped lawn flanked with borders inset with a variety of shrubs. On the opposite side is a raised gravelled border inset with shrubs, the paved path leading up the garden is edged with stone.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you

need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Front UPVC double glazed entrance door with inset opaque double glazed panels leading to:-

Entrance Hallway

Having central heating radiator, walls finished with dado, coving to the ceiling, panelled door to:-

Lounge

14' 5" max into bay x 10' 4" max into chimney breast recess (4.39m max into bay x 3.15m max into chimney breast recess)
UPVC double glazed bay window to the front elevation, feature fireplace incorporating coal effect gas fire, Cornish slate hearth and timber surround, coving to the ceiling, further arch top double glazed UPVC window to the side elevation, central heating radiator, walls finished with dado.

Inner Lobby Area

Having a useful understairs store, has shelving, coat hanging hooks, light switch. It also incorporates the gas meter.

Dining Room

14' max into chimney breast recess x 12' 2" (4.27m max into chimney breast recess x 3.71m)
Having UPVC double glazed window to the rear elevation, central heating radiator, walls

finished with dado, coving to the ceiling, feature fireplace with a log effect gas fire with timber surround, marble effect hearth and backplate. Having arch top double glazed UPVC window to the side elevation, door giving access to the stairs off to the first floor. There is a stair lift fitted however can be removed subject to buyers' requirements, timber framed and glazed door giving access to:-

Kitchen

11' x 8' (3.35m x 2.44m)
Fitted with a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl acrylic sink unit with mixer tap over, BEKO free standing gas cooker to be included in the sale price, stainless steel splashback to the cooking area, extractor hood, wall mounted Potterton boiler providing domestic hot water and central heating, UPVC double glazed window to the side elevation, plumbing and space for an automatic washing machine, space for further under unit appliance, coving to the ceiling, high mounted cupboard housing the electric box and electric meter, half double glazed UPVC door to the side which gives access to the rear garden. To the rear of the kitchen is a door leading to:-

Wet Room

Ideally situated for elderly buyers or buyers with disabilities or mobility issues. Having a three piece suite comprising an open shower cubicle incorporating a Mira electric shower with bifold glazed low rise screen to the shower cubicle and shower rails, wash hand basin fitted to vanity unit with storage beneath, low level WC, part ceramic tiled walls - fully tiled to the shower area, high quality non-slip flooring, wall mounted chrome heated towel rail, UPVC double glazed opaque windows to both side and rear elevations, wall mounted mirror fronted bathroom cabinet.

Bedroom One

14' max into chimney breast recess x 12' 2" (4.27m max into chimney breast recess x 3.71m)

Beautiful bedroom with two UPVC double glazed windows to the front elevation, further arch top UPVC double glazed window to the side, coving to the ceiling, feature cast iron

open grate period fireplace, central heating radiator.

Bedroom Two

10' 11" max into chimney breast recess x 12' 3" (3.33m max into chimney breast recess x 3.73m)

Having UPVC double glazed window to the rear elevation giving aspect over the rear garden, central heating radiator, cast iron open grate period fireplace, further arch top UPVC double glazed window to the side elevation. Door from bedroom leads to closet having hanging rails, shelving and a quality safe fitted.

Bedroom Three

10' 11" x 8' (3.33m x 2.44m)

Having UPVC double glazed window to the rear elevation giving aspect over the garden, airing cupboard housing the hot water cylinder with cold tank above and open shelving within.

Outside

To the front of the property is a feature front brick boundary wall with wrought iron detailing, crazy paved fore garden for ease of maintenance and paved path leading to the front door area with stunning arch top covered storm porch, paved path down the side of the property leading to wrought iron gate at rear of the path leading to side area which is majority paved for ease of maintenance, having a raised gravel border, gate and fence giving access to the rear garden which has a shaped lawn flanked with borders inset with a variety of shrubs. On the opposite side is a raised gravelled border inset with shrubs, the paved path leading up the garden is edged with stone. There is a timber shed with light and power, an outside power socket, second timber shed (no light and power). A blue brick paved path leads to a brick store at the end of the garden:-

Brick Shed

13' x 3' 3" (3.96m x 0.99m)

Having light and power and has windows to the front and side and timber door in to it with a slate pitched roof with lantern light to the front. There is a decked enclosed terrace and further borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure:Freehold EPC Rating: Awaited

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