Sinclair



39 Burgess Road, Coalville

£199,950

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Coalville

Offered with NO UPWARD CHAIN, this THREE BEDROOM END TOWN HOUSE comes to the market offering off road parking and comprising entrance porch, ground floor w.c, lounge and kitchen/diner to the ground floor with stairs rising to the first floor landing providing access to three bedrooms and the family bathroom. Externally, the property benefits from a driveway to front and private rear garden. Ideal for first time buyers or young families alike. Early viewings can highly advise in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- End Town House
- Kitchen/Diner
- Offered With No Upward Chain
- Ground Floor W.C
- Off Road Parking







GROUND FLOOR

Entrance Porch
Entered through a composite front door with inset opaque double glazed panel and having timber effect ceramic tiled flooring.

W.C
Comprising a low level w.c, corner wash hand basin with tiled splashbacks, continued flooring from the entrance hall and having an opaque uPVC double glazed window to front.

Lounge
13' 1" x 14' 9" (3.99m x 4.50m)
Having timber effect laminate flooring, stairs rising to the first floor, access to understairs storage and uPVC double glazed window to front.

Kitchen/Diner
9' 3" x 14' 9" (2.82m x 4.50m)
Inclusive of a range of wall and base units, four ring gas hob with splash screen and extractor hood. over an electric oven and grill, a one and a half bowl sink and drainer unit with swan neck mixer tap, ceramic tiled flooring, space and plumbing for appliances, uPVC double glazed window to rear and aluminium framed patio door accessing the rear garden.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprises an airing cupboard housing the hot water cylinder, a loft hatch and a uPVC double glazed window to side.

Bedroom
12' 1" x 8' 5" (3.68m x 2.57m)
Having a uPVC double glazed window to front.







Bedroom
10' 6" x 7' 7" (3.20m x 2.31m)
Having a uPVC double glazed window to rear.

Bedroom
6' 7" x 7' 11" (2.01m x 2.41m)
Having a uPVC double glazed window to rear.

Bathroom
5' 5" x 6' 1" (1.65m x 1.85m)
This three piece suite comprises a low level w.c, a pedestal wash hand basin, a panelled bath with an electric shower over, part tiled walls, timber effect vinyl flooring, extractor fan and an opaque uPVC double glazed window to front.

Front Garden

Having a well maintained lawn with slate shingled edging and giving way to the front door with wall mounted lantern style lighting.

Rear Garden

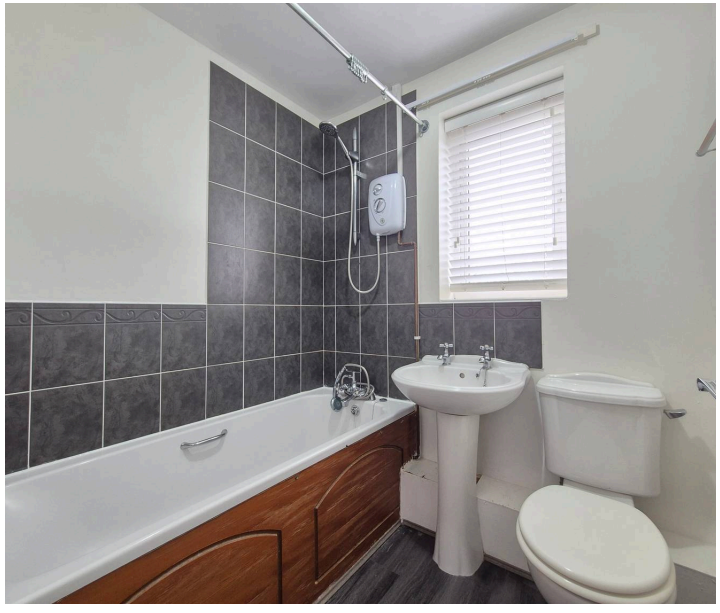
A paved patio with slate shingled edging and benefits from part planted borders, a range of shrubs, a timber shed with further timber close board fence panelling surround and having a side gate for access.

Driveway

A tandem tarmacadam driveway offers off road parking for multiple vehicles.

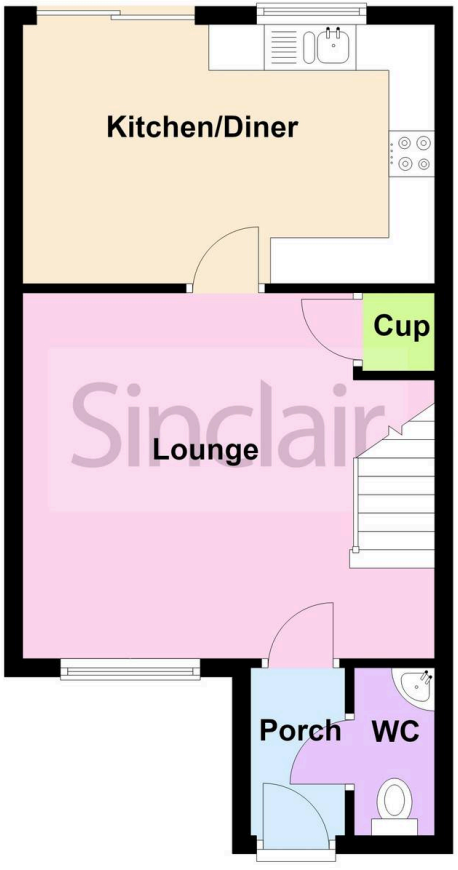






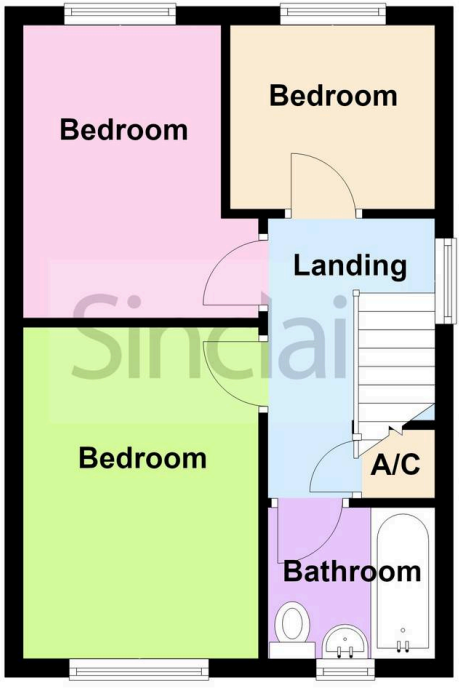
Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.2 sq. feet)





Sinclair Estate Agents

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