



**Berrisford Street, COALVILLE**

**welcome to**

## **Berrisford Street, COALVILLE**

A three-storey mid-terrace home with two bedrooms, a loft room, separate living and dining rooms, and a private rear garden. Currently let out for £1000 per month.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the lounge.

### **Lounge**

12' 6" x 12' 2" ( 3.81m x 3.71m )

The lounge has newly fitted tiled flooring, a upvc double glazed window to the front elevation and a radiator.

### **Dining Room**

14' 9" x 12' 6" ( 4.50m x 3.81m )

The dining room has newly tiled flooring, a upvc double glazed window to the rear elevation, a radiator and open access to the kitchen.

### **Kitchen**

9' 6" x 5' 11" ( 2.90m x 1.80m )

The kitchen is fitted with a range of base and wall mounted units, roll edge worktops, integrated oven and hob, stainless steel sink with black mixer tap, plumbing for a washing machine, tiled flooring, a upvc door to the rear garden and a door to the bathroom.

### **Bathroom**

The bathroom comprises of walk-in shower enclosure with shower over, low level wc and a hand wash basin set within a vanity unit. The bathroom has tiled flooring, tiled walls, a radiator and a upvc double glazed frosted window.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor and doors to all first-floor rooms.

### **Bedroom One**

12' 2" x 11' 10" ( 3.71m x 3.61m )

Bedroom one has laminate flooring, a radiator and a upvc double glazed window to the front elevation.

### **Bedroom Two**

11' 10" x 11' 10" ( 3.61m x 3.61m )

Bedroom two has laminate flooring, upvc double glazed window to the rear elevation and a radiator.

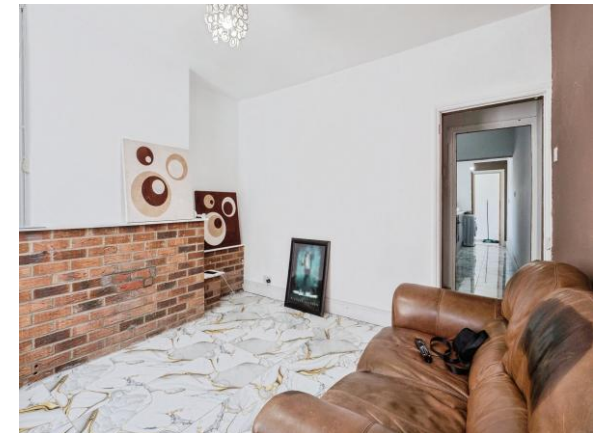
### **Loft Room**

13' 5" x 11' 2" ( 4.09m x 3.40m )

The loft room has a skylight and carpeted flooring.

### **Outside**

To the front of the property there is on street parking. To the rear of the property there is a long rear garden, an outbuilding and fencing to all boundaries.





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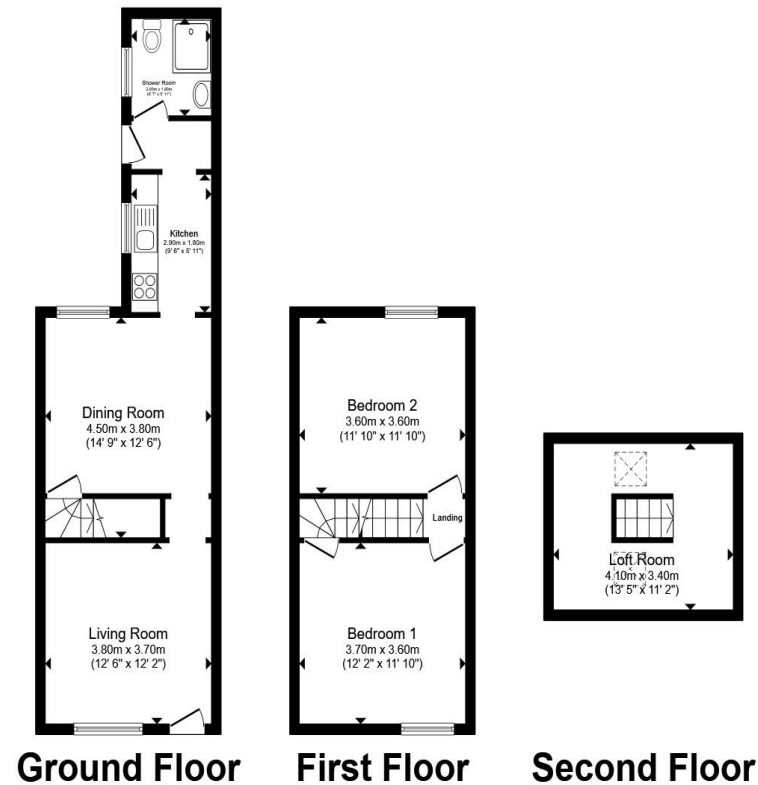
## Berrisford Street, COALVILLE

- Mid-terrace property over three floors
- Fully Modernised
- On Street Parking
- Two first-floor bedrooms plus a useful loft room
- Living room and separate dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£170,000**



Total floor area 86.6 m<sup>2</sup> (932 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LBH115813 - 0006

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