2 Bedroom 1 Bathroom 2 Reception
126 Belvoir Road, Coalville, LE67 3PQ

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TWO BEDROOMS
MID TERRACED
LOUNGE
DINING AREA
DOWN STAIRS BATHROOM
KITCHEN
IDEAL FIRST TIME BUY

SellMyHome are pleased to offer Belvoir Road in Coalville, this delightful two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers. The property boasts two inviting reception rooms, providing ample space for both relaxation and dining. The well-appointed kitchen is conveniently located, making meal preparation a pleasure.

The ground floor features a practical bathroom, ensuring ease of access for residents and guests alike. Upstairs, you will find two comfortable bedrooms, perfect for restful nights and personal retreats.

Offers in excess of £150,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		88
(69-80) **C**		
(55-68) **D**	70	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		
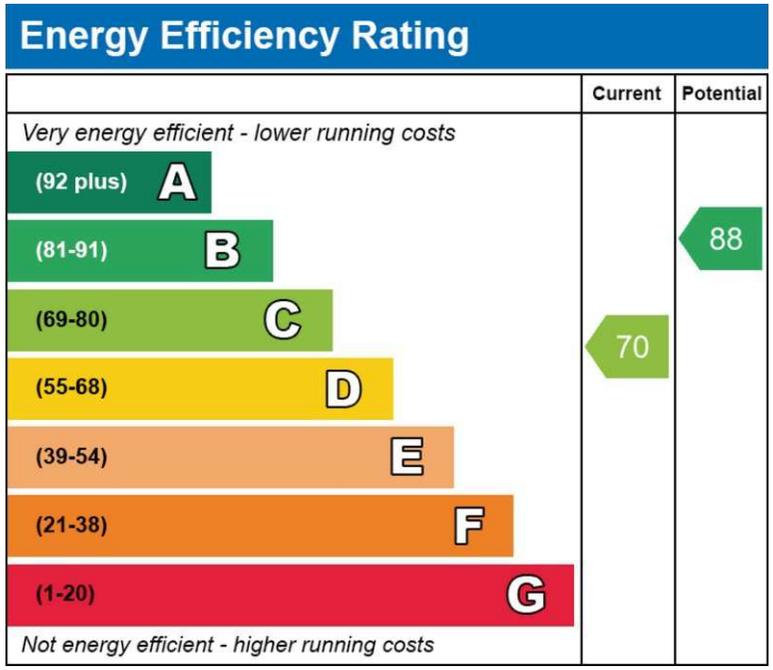
Ground Floor
Approx. 49.1 sq. metres (528.8 sq. feet)

2.05m x 2.10m
(6'9" x 6'11")

3.47m x 2.10m
(11'5" x 6'11")

3.90m x 3.42m
(12'9" x 11'3")

3.88m x 4.38m
(12'9" x 14'5")
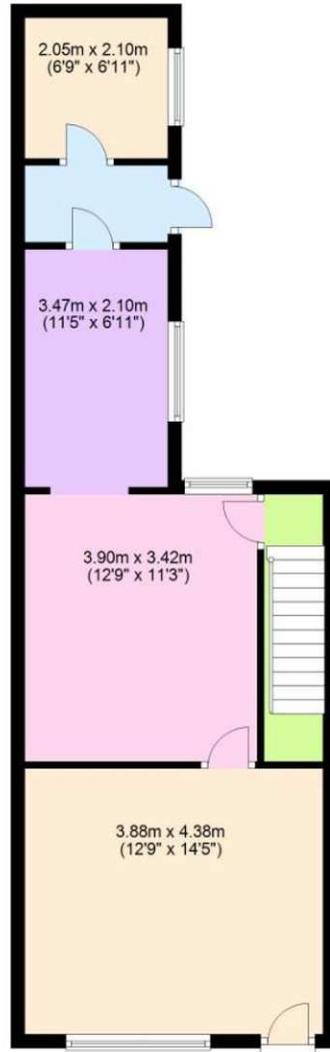
First Floor
Approx. 35.9 sq. metres (386.5 sq. feet)

3.96m x 3.37m
(13' x 11'1")

4.13m x 4.38m
(13'7" x 14'5")
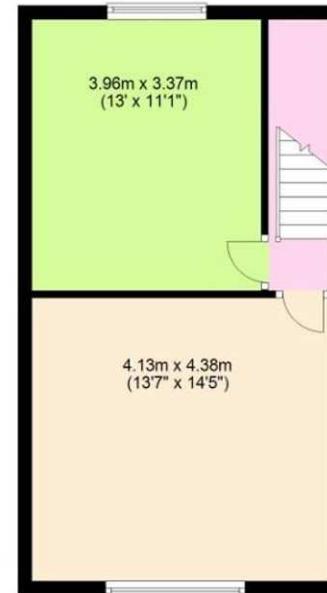
Total area: approx. 85.0 sq. metres (915.4 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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