



9 Breach Road, Coalville

£160,000

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This THREE BEDROOM MID TERRACE HOME situated within the centre of the popular commuter town of Coalville comes to the market having enjoyed modern decoration throughout. In brief, the property enjoys an entrance hall, open plan lounge/diner with access to expansive storage and giving way to the larger than average kitchen which in turn grants access to the refitted shower room. Stairs rising to the first floor landing gives way to three good sized bedrooms. Externally, the property enjoys a private rear garden. Early viewings come highly advised.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Terraced Home
- Walking Distance To Town Centre
- Private Rear Garden
- Three Bedrooms
- Refitted Shower Room
- Open Plan Lounge/Diner



GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel which hosts stairs rising to the first floor and grants access to the lounge/diner.

Lounge/Diner

21' 6" x 11' 9" (6.55m x 3.58m)

Benefiting from a dual aspect with uPVC double glazed windows to front and rear, wall lighting, inset down lights, newly fitted carpet and having an expansive area of under stairs storage.

Kitchen

11' 2" x 8' 3" (3.40m x 2.52m)

Inclusive of the attractive range of wall and base units with complementary rolled edge work surfaces, one-and-a-half bowl sink and drainer unit, four ring gas hob with extractor hood over, electric oven and grill, tiling to splash prone areas, ceramic tiled flooring. Other benefits include inset down lights, wall mounted gas fired central heating boiler, space and plumbing for appliances, uPVC double glazed window to side and having opaque uPVC door accessing the rear garden.

Refitted Shower Room

7' 3" x 6' 3" (2.21m x 1.91m)

This three piece suite comprises a double shower enclosure with thermostatic waterfall mixer shower tap, vanity wash hand basin, low level push button w.c, ceramic tiled walls and flooring, inset down lights, extractor fan and opaque uPVC double glazed window to side.



FIRST FLOOR

Landing

Stairs rising to the first floor gives way to three good sized bedrooms and having coving.

Bedroom One

11' 7" x 11' 9" (3.53m x 3.58m)

Having coving, over stairs storage which in turn grants access to the loft hatch and uPVC double glazed window to front.

Bedroom Two

9' 6" x 8' 6" (2.90m x 2.59m)

Having coving and uPVC double glazed window to rear.

Bedroom Three

6' 8" x 6' 5" (2.03m x 1.96m)

Having coving and uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

A paved area to the side of the property facilitated by a water point and side gated access gives way to a mostly lawned rear garden surround by timber close board fencing.



Ground Floor



First Floor





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