

ON HOLD



Kendrick Close, Coalville

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Region Of £190,000



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- Offered for sale with no onward chain
- Established semi detached home
- Cul de sac location
- Two bedrooms
- Entrance porch, lounge and kitchen

THE PROPERTY AND TOWN Established semi detached home that is offered for sale with no onward chain. Briefly the gas centrally heated accommodation briefly comprises entrance porch, lounge, guest cloakroom and kitchen. To the first floor, two bedrooms and bathroom. Externally there is off road parking, single garage and a private rear garden. The property is situated in a tucked away cul de sac location and would ideally suit the first time or investor buyer, previously having been tenanted and generating £8,100 per annum in income.

Coalville is in the district of North West Leicestershire and is situated on the A511 between Leicester and Burton upon Trent, close to junction 22 of the M1 motorway, bordering the upland area of Charnwood Forest to the east of the town. There are a good standard of amenities in Coalville including shops, supermarkets, schooling at all levels and a leisure centre.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH Accessed via a composite and glazed entrance door. Central heating radiator, laminate flooring

LOUNGE 14' 9" x 10' 3" (4.5m x 3.12m) With double glazed window to the front elevation, two central heating radiators, central fireplace incorporating an electric fire. Stairs rising to the first floor.

INNER LOBBY

GUEST CLOAKROOM Comprising a suite in white of wash hand basin and W.C. Opaque double glazed window to the side elevation, central heating radiator,





tiled floor.

KITCHEN 10' 2" x 9' 6" (3.1m x 2.9m) With a range of units at eye and base level providing work surface, storage and appliance space. Single drainer sink unit, four ring hob with extractor hood over, electric oven. Baxi wall mounted central heating boiler, central heating radiator, double glazed window to the rear elevation, laminate flooring, door opening to the rear garden.

FIRST FLOOR

LANDING With central heating radiator.

BEDROOM ONE 11' 6" x 10' 3" (3.51m x 3.12m) With double glazed window to the front elevation, central heating radiator, airing cupboard housing the hot water supply cylinder. Laminate flooring.

BEDROOM TWO 10' 3" x 7' 10" (3.12m x 2.39m) With double glazed window to the rear elevation, central

heating radiator, laminate flooring.

BATHROOM Comprising a suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin and W.C. Part tiled walls, tiled floor, opaque double glazed window to the side elevation, central heating radiator.

OUTSIDE The property is situated in an end of cul de sac location, being set back from the road behind an easily maintainable fore garden. Adjacent to this is a driveway providing off street parking and leading through to the **SINGLE GARAGE** with manual up and over door. To the rear a private enclosed garden with patio and lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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