

Sinclair



75 Albert Road, Coalville

£145,000

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Coalville

This TWO DOUBLE BEDROOM TERRACE HOME comes to the market with NO UPWARD CHAIN. In brief, the property comprises of a lounge, dining room, kitchen and rear porch that leads to the garden. The first floor consists of two spacious double bedrooms and a three piece bathroom suite. Externally, the property benefits from a rear garden and side access to the front of the property.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- No Upward Chain
- Two Double bedrooms
- Lounge & Dining Room
- First Floor Bathroom
- Rear Garden
- Investment Opportunity



GROUND FLOOR

Lounge

10' 9" x 10' 6" (3.28m x 3.20m)

Entered via a uPVC front door and having uPVC double glazed window to front and meter cupboard.

Dining room

11' 7" x 11' 6" (3.53m x 3.51m)

Consisting of access to under stairs storage, door and stairs to the first floor, Adam style fireplace with marble effect surround and hearth with electric fire and uPVC double glazed window to rear.

Kitchen

13' 3" x 5' 9" (4.04m x 1.75m)

Comprising of a range of wall and base units, sink and drainer unit with swan neck mixer tap, electric oven and grill, four ring electric hob with extractor fan over, plumbing and space for appliances, two uPVC windows to side, uPVC external door to the rear porch, partially tiled walls and vinyl flooring.

Rear Porch

7' 4" x 5' 0" (2.24m x 1.52m)

Having double timber framed door and windows to side and rear.



FIRST FLOOR

Landing

15' 1" x 2' 3" (4.60m x 0.69m)

Stairs rising to the first floor landing which grants access to two double bedrooms, a bathroom and loft hatch access.

Bedroom One

11' 5" x 11' 10" (3.48m x 3.61m)

Having uPVC double glazed window to front and fitted sliding wardrobe.



Bedroom Two

11' 4" x 8' 8" (3.45m x 2.64m)

Having double fitted wardrobe, access to over stairs storage and uPVC double glazed window to rear.

Bathroom

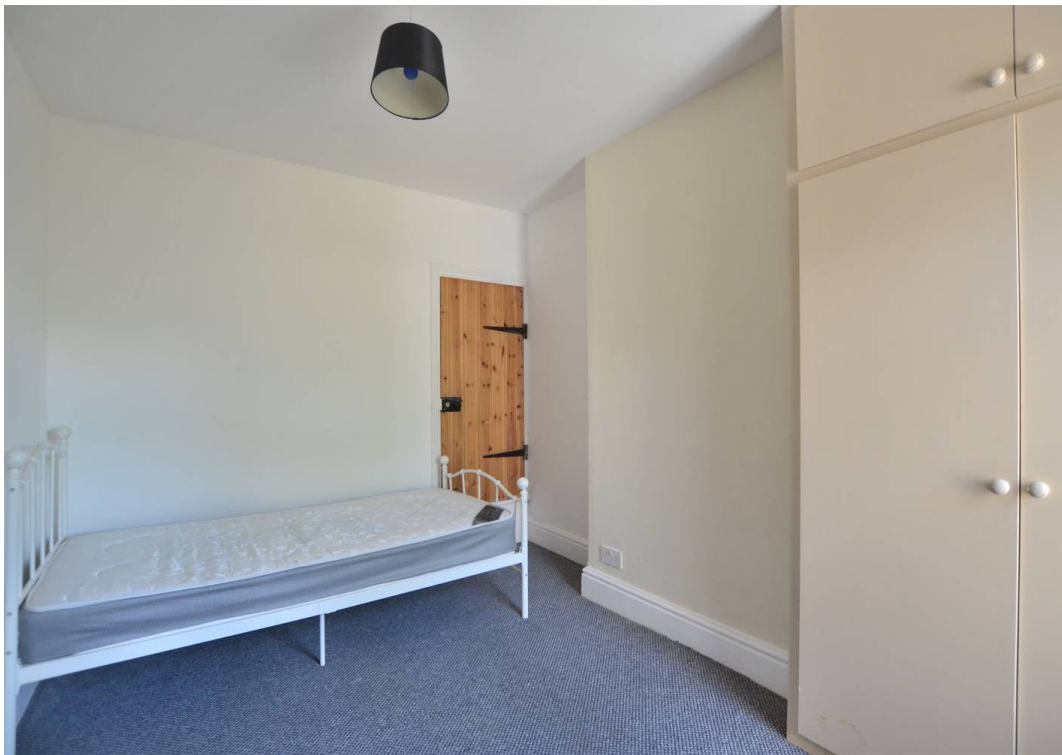
9' 8" x 5' 9" (2.95m x 1.75m)

Having a three piece suite comprising a low level w.c, pedestal wash hand basin, panelled bath with shower over, tiled splash backs, vinyl flooring, airing cupboard housing the gas fired central heating boiler and uPVC double glazed opaque window to rear.

Rear Garden

Having a paved patio with pathway leading to the rear of the property, borders, mature tree and surrounded by timber close board fencing. Please be advised that neighbours have access over the property for pedestrian access to the front via the alleyway.

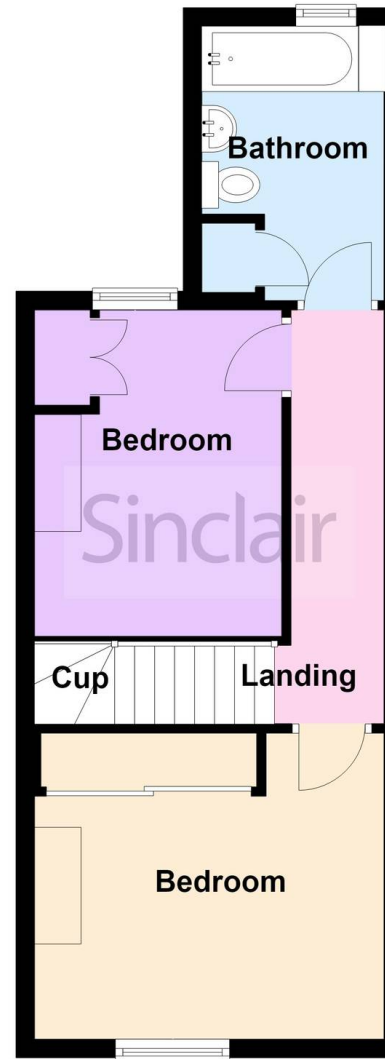




Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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