



All Saints Close, COALVILLE

welcome to

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NO UPWARD CHAIN! We are delighted to present this well maintained four-bedroom mid terrace home, located in the popular village of Coalville. Arranged over three floors comprising 4 bedrooms, lounge, kitchen/diner, utility, bathroom, ensuite, ground floor w.c, garage & driveway! CALL NOW!

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has laminate flooring, doors to all ground floor rooms and stairs leading to the first floor.

Ground Floor Wc

The ground floor wc has vinyl flooring, a low level wc and a hand wash basin.

Bedroom Four

10' 9" x 9' 2" (3.28m x 2.79m)

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

Utility Room

6' 6" x 4' 5" (1.98m x 1.35m)

The utility room has a upvc door out to the rear garden, base units with space and plumbing for a washing machine, stainless steel sink and drainer and a radiator.

First Floor Landing

The first-floor landing has carpeted flooring, doors to all first-floor rooms and stairs rising to the second floor.

Lounge

11' 8" x 16' 4" (3.56m x 4.98m)

The lounge has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Kitchen Diner

9' 3" x 15' 9" (2.82m x 4.80m)

The kitchen diner is fitted with a range of base and wall mounted units, integrated gas hob and oven, space for a fridge freezer, storage cupboard under stairs, Juliet balcony and a radiator.

Second Floor Landing

The second-floor landing has carpeted flooring and doors to all second-floor rooms.

Bedroom One

11' 2" x 9' 1" (3.40m x 2.77m)

bedroom one has carpeted flooring, a radiator , a upvc double glazed window to the front elevation, a built-in wardrobe with hanging rail and shelving and a door to the ensuite.

En Suite

The en suite has vinyl flooring and is fitted with a three-piece suite which includes shower cubicle with shower over, a low level wc and a hand wash basin.

Bathroom

The bathroom has vinyl flooring and is fitted with a three-piece suite which includes a panel bath with shower over, a low level wc and a hand wash basin.

Bedroom Two

7' 7" x 11' 4" (2.31m x 3.45m)

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



Bedroom Three

11' 3" x 7' 8" (3.43m x 2.34m)

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

Outside

To the front of the property there is a single garage and off-road parking. To the rear of the garden there is a lawned area which is fenced to all boundaries.

Garage

17' 4" x 9' 1" (5.28m x 2.77m)

The garage has a personal door, an up and over door to the front and lighting.



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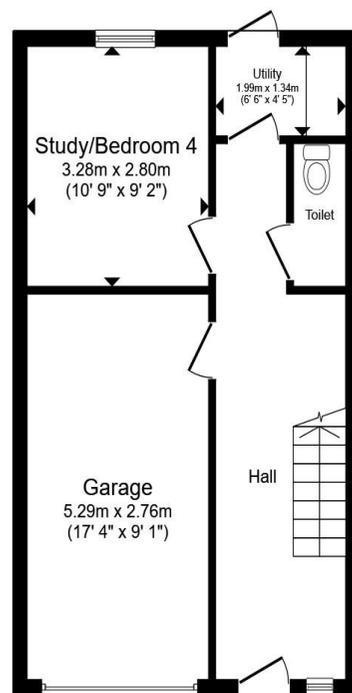
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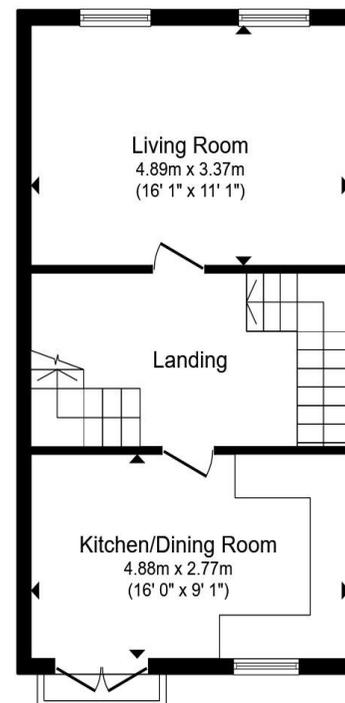
- No Onward Chain
- Set Over Three Floors
- Four Bedrooms
- Ideal Immediate Investment
- Single Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: D

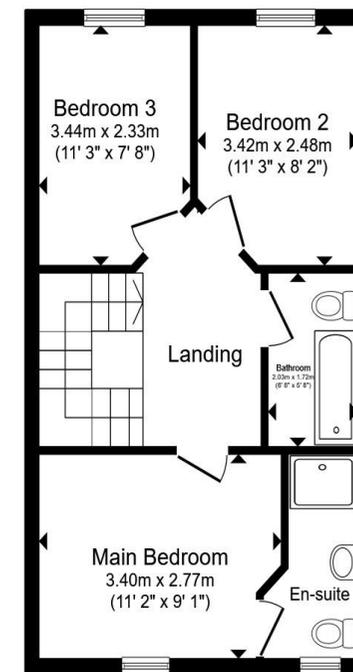
£225,000



Ground Floor



First Floor



Second Floor

Total floor area 126.3 m² (1,359 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



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Property Ref:
LBH115465 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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