

Sinclair



76 Berrisford Street, Coalville

£139,950

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Coalville

OFFERED WITH NO UPWARD CHAIN, this TWO DOUBLE BEDROOM END OF TERRACE HOME occupying a central location within the popular commuter town of Coalville comes to the market, ideal for both first time buyers and investors alike. In brief, the property enjoys an entrance hall, giving way to lounge, dining room opening up into the kitchen. Stairs rising to the first floor gives way to two double bedrooms and the modern family bathroom. Outside, the property enjoys a private rear garden. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Offered With No Upward Chain
- End Terrace Home
- Two Double Bedrooms
- First Floor Modern Bathroom
- Modern Kitchen
- Lounge & Dining Room



GROUND FLOOR

Entrance Hall

Entered via a uPVC front door with inset opaque double glazed panel and having stairs rising to the first floor via an archway and having dado rail.

Lounge

11' 4" x 12' 3" (3.45m x 3.73m)

Having uPVC double glazed window to front, wall mounted electric fireplace, coving and exposed brick feature wall whilst granting access to the dining room.

Dining Room

11' 2" x 14' 8" (3.40m x 4.47m)

Having coving, access to under stairs storage, a uPVC double glazed bow window to rear, a breakfast bar peninsula and having part timber effect vinyl flooring and part carpet entering the kitchen via an archway.

Kitchen

11' 1" x 6' 0" (3.38m x 1.83m)

Inclusive of a range of wall and base units, a four ring gas hob with extractor hood over, an electric oven and grill, a sink and drainer unit with tiling to splash prone areas, whilst having space and plumbing for appliances, continued flooring from the dining room, inset downlights, a uPVC double glazed window to side and having an adjacent uPVC framed door accessing the private rear garden.



FIRST FLOOR

Bedroom One

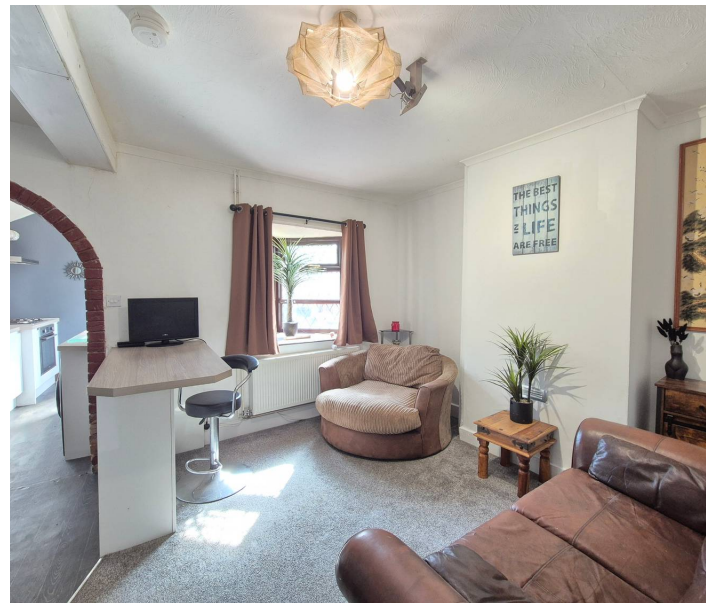
11' 4" x 12' 8" (3.45m x 3.86m)

Having a uPVC double glazed window to front.

Bedroom Two

11' 2" x 9' 0" (3.40m x 2.74m)

Having loft hatch, wall mounted gas fired central heating boiler and uPVC double glazed window to rear.



Bathroom

7' 5" x 5' 8" (2.26m x 1.73m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, tiled splashbacks, a panelled bath with splash screen and thermostatic mixer shower over, opaque uPVC double glazed window to rear, inset downlights, extractor fan, timber effect laminate flooring and having a chrome heated towel rail.

Rear Garden

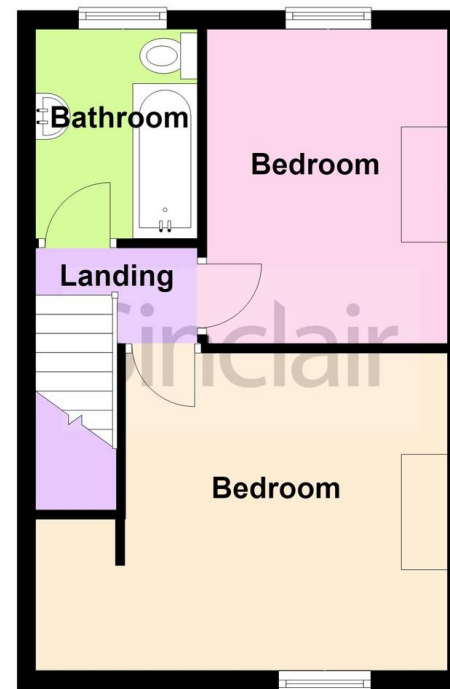
Having paved area with dwarf brick wall, side gated access surrounded by time close board fencing.



Ground Floor



First Floor





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