



72 Margaret Street, Coalville

Coalville

£152,500



# 72 Margaret Street

Coalville, Coalville

**\*\* OFFERED WITH NO UPWARD CHAIN.** This **THREE BEDROOM TERRACE HOME** offering a centre of town location comes to the market enjoying two ground floor reception rooms and extended kitchen with ground floor bathroom and stairs rising to the first floor giving way to three bedrooms and a washroom respectively. Externally, the property enjoys a private garden to rear. **IDEAL FIRST TIME PURCHASE.**

Council Tax band: A

Tenure: Freehold

- No Upward Chain
- Ideal First Time Purchase
- Walking Distance To Town Centre
- Three Bedrooms
- Bathroom & Washroom
- Private Rear Garden





## GROUND FLOOR

### Lounge

11' 5" x 11' 9" (3.48m x 3.58m)

Entered via a uPVC front door and having an adjacent uPVC double glazed window to front and also featuring ceiling rose, coving, meter cupboard and timber effect laminate flooring.

### Dining Room

11' 8" x 11' 8" (3.56m x 3.56m)

Benefiting from a gas fired wall mounted fireplace with surround, continued flooring from the lounge, coving uPVC double glazed window to rear, access to understairs storage and having stairs rising to the first floor landing.

### Kitchen

17' 0" x 5' 9" (5.18m x 1.75m)

Inclusive of a range of wall and base units with rolled edge work surfaces. A sink and drainer unit, space and plumbing for appliances, a uPVC double glazed window to side with further uPVC double glazed door accessing the rear garden, whilst also featuring tiling to splash prone areas and vinyl flooring.

### Bathroom

8' 9" x 4' 9" (2.67m x 1.45m)

This three piece suite comprises a low level push button wc, pedestal wash hand basin, panelled bath with thermostatic mixer shower over, part tiled walls, tile effect laminate flooring and having an opaque uPVC double glazed window to rear.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing give way three good sided bedrooms and having a loft hatch.





**Bedroom One**

11' 5" x 13' 0" (3.48m x 3.96m)

Having a range of fitted wardrobes and a uPVC double glazed window to front.

**Bedroom Two**

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

Having uPVC double glazed window to rear, access to over stairs storage and given way to the washroom.

**Washroom**

Comprising a low level push button wc, wall mounted wash hand basin and having timber effect laminate flooring.

**Bedroom Three**

9' 7" x 6' 0" (2.92m x 1.83m)

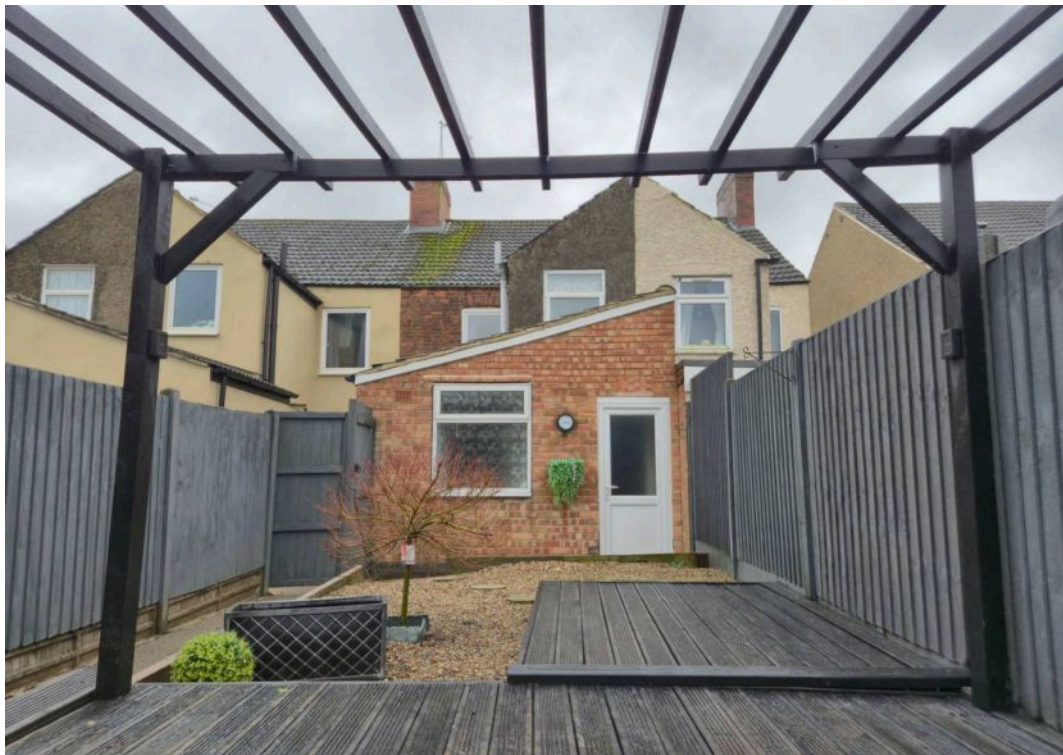
Having uPVC double glazed window to rear.

**OUTSIDE****Private Rear Garden**

Having a paved walk way, gated access to the side, stone shingling area with sleepers, raised seating decking areas with pergola, further paved sealing area with shed and rear gated access all surrounded by timber close board fencing.





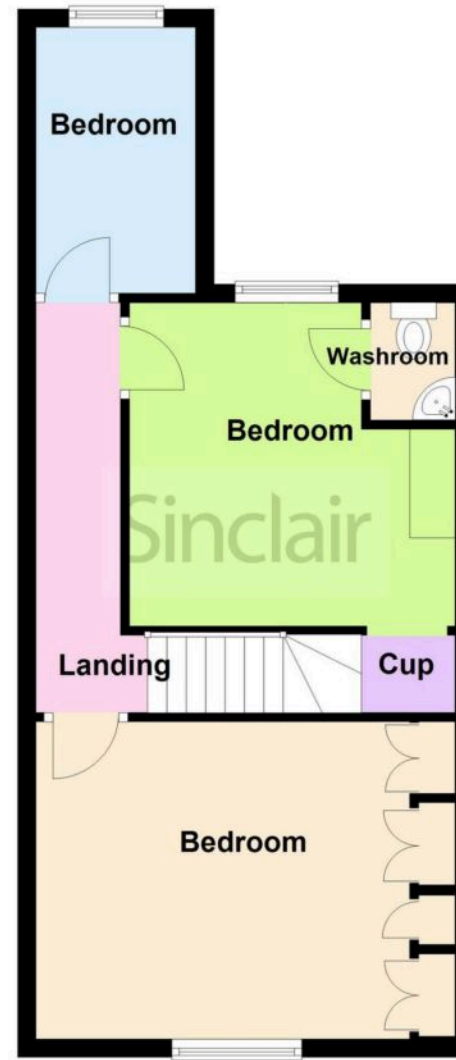




### Ground Floor



### First Floor





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