



READINGS

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Main Street

Thornton, Coalville, LE67 1AH

£300,000



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This three-bedroom semi-detached house is available for sale with no onward chain. It's full of character, featuring exposed beams alongside a modern kitchen and bathroom. The gas centrally heated home has an entrance porch leading into a spacious lounge, complete with a fireplace and stairs to the first floor.

There's also a versatile room on the side that could serve as a sitting room, study or dining area. The kitchen is a good size with modern units, and there's the added convenience of a separate utility room and a downstairs WC.

Upstairs, you'll find three bedrooms and a generously sized bathroom. The property includes a front garden which could provide potential for off road parking subject to the usual consents as currently parking is on street only. The particularly large rear garden completes this house. The house would benefit from some work but it has been priced accordingly. A character home in a popular village with no onward chain.

Property Information

Tenure: Freehold

Local Authority: Hinckley & Bosworth

Council Tax Band: C

There are pedestrian rights of way to the side.

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low





Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

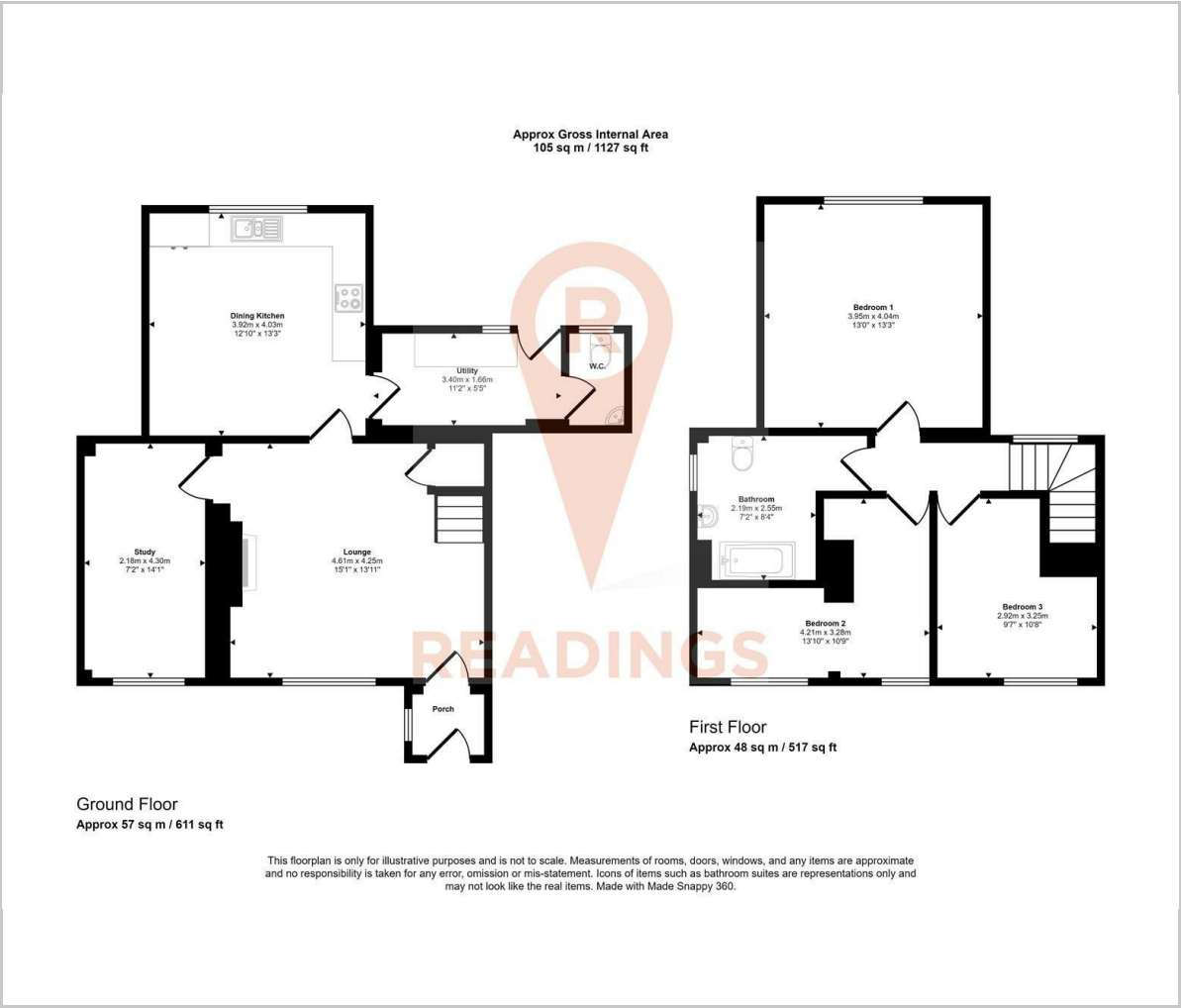
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

