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32 Tiverton Avenue, Coalville, LE67 5PX

£220,000





Brief Description

Located in the popular village of Whitwick and enjoying ATTRACTIVE FIELD VIEWS to the front, this well maintained three bedroom semi detached home is offered to the market with NO UPWARD CHAIN and provides an excellent opportunity for first time buyers, families or purchasers looking to put their own stamp on a property.

The home benefits from gas central heating via a modern Worcester combination boiler together with double glazing throughout and is ready for immediate occupation whilst still offering scope for cosmetic improvement.

The accommodation briefly comprises an entrance porch leading into the entrance hall with stairs rising to the first floor. The spacious living room enjoys a large front facing window overlooking the fields and features twin doors opening into the separate dining room, creating flexible open plan living if desired. The dining room in turn provides access to the kitchen and conservatory.

The kitchen is fitted with a range of wall and base units incorporating a stainless steel sink and drainer, integrated oven with four ring gas hob, tiled splashbacks and space for appliances, whilst a side door leads directly to the garden.

To the rear is a UPVC conservatory/utility room offering additional VERSITILE LIVING SPACE with fitted worktops and plumbing for appliances.

To the first floor are three well proportioned bedrooms. Bedroom one benefits from field views and a large wardrobe, whilst bedroom two also offers built in wardrobes and overhead storage and bedroom three overlooking the views to the front. Completing the accommodation is the family bathroom fitted with a three piece suite including bath with shower over, WC and wash hand basin.

Externally, the property enjoys gardens to both the front and rear, with patio areas, lawned sections and planted borders. To the rear is off road parking together with a SINGLE GARAGE located within a neighbouring block.

£220,000



ON THE GROUND FLOOR

Hallway	5'11" x 21'7" (1.82 x 6.6)
Living Room	11'1" x 14'6" (3.38 x 4.43)
Dining Room	8'8" x 9'10" (2.66 x 3.02)
Kitchen	8'1" x 10'0" (2.48 x 3.07)
Conservatory	17'3" x 6'3" (5.26 x 1.93)

ON THE FIRST FLOOR

Bedroom 1	8'2" x 11'9" (2.5 x 3.6)
Bedroom 2	11'2" x 10'8" (3.41 x 3.26)
Bedroom 3	6'11" x 7'11" (2.13 x 2.43)
Bathroom	5'11" x 6'11" (1.81 x 2.11)



ON THE OUTSIDE

- Off Road Parking
- Garage
- Front Garden
- Rear Garden



Key Features

- Available With No Upward Chain
- Garage And Off Road Parking
- Separate Dining Room
- Modern Worcester Combination Boiler
- Scope To Improve
- Beautiful Field Views To The Front
- Spacious Living Room
- Conservatory/Utility room
- Double Glazed Throughout
- Virtual Property Tour Available

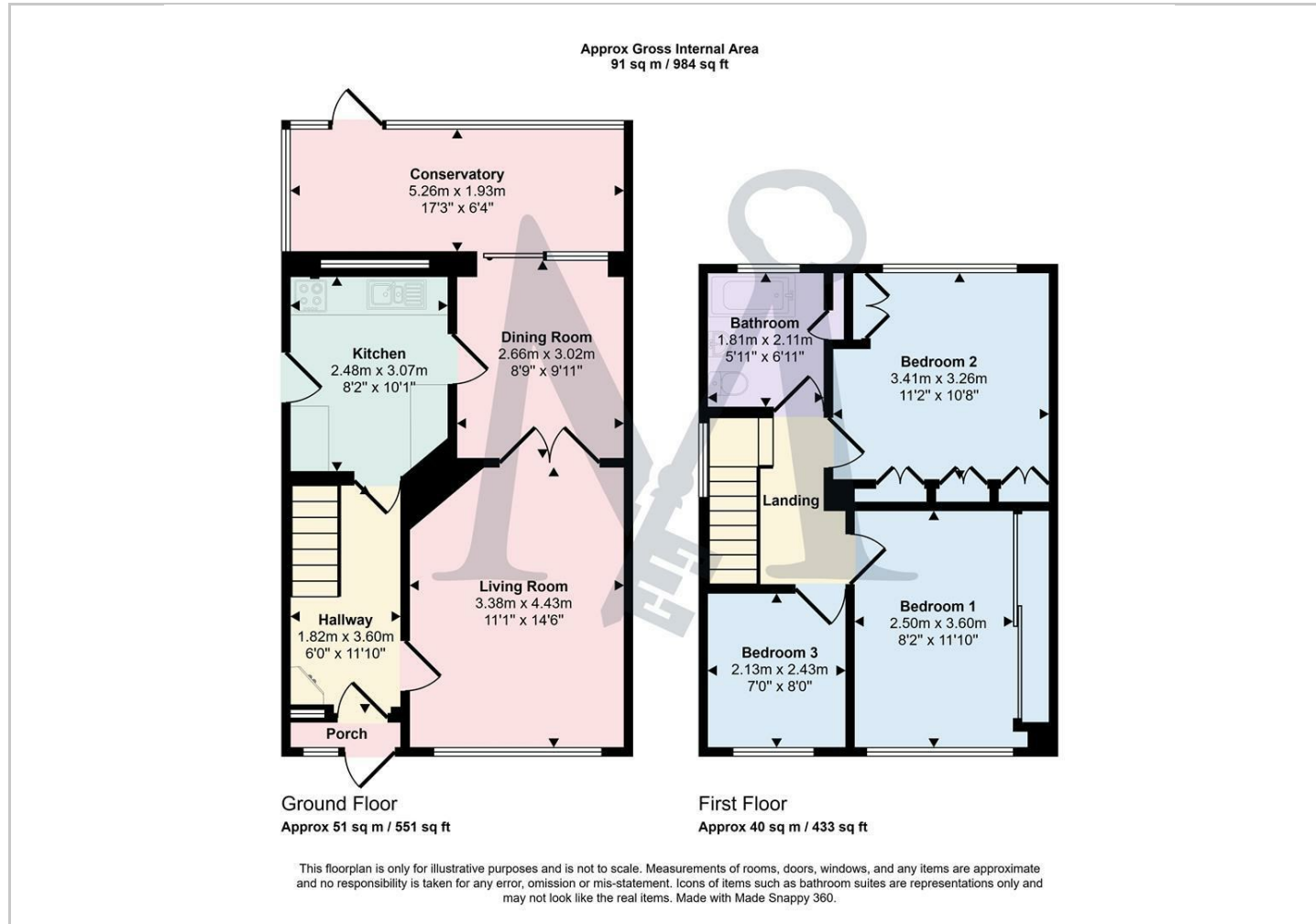








Floor Plans



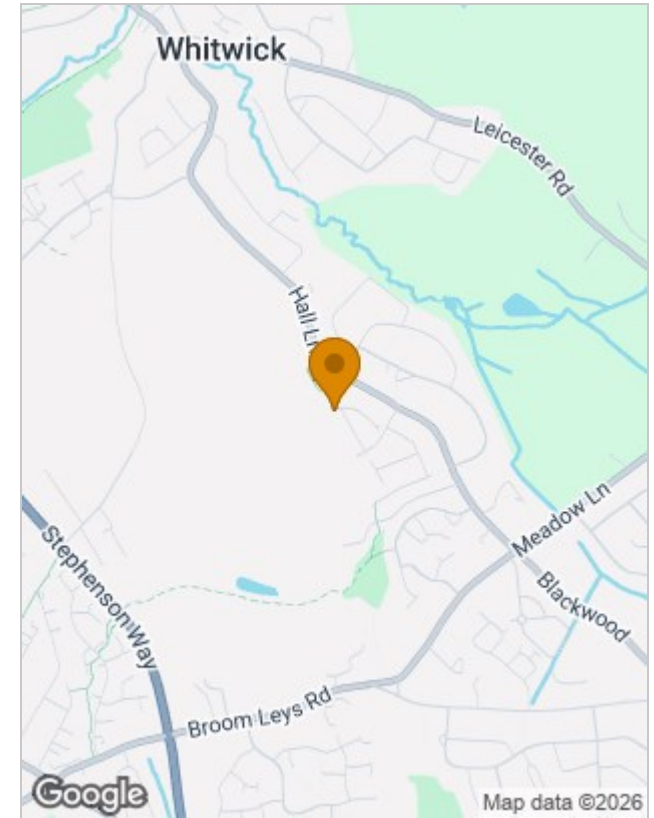
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	