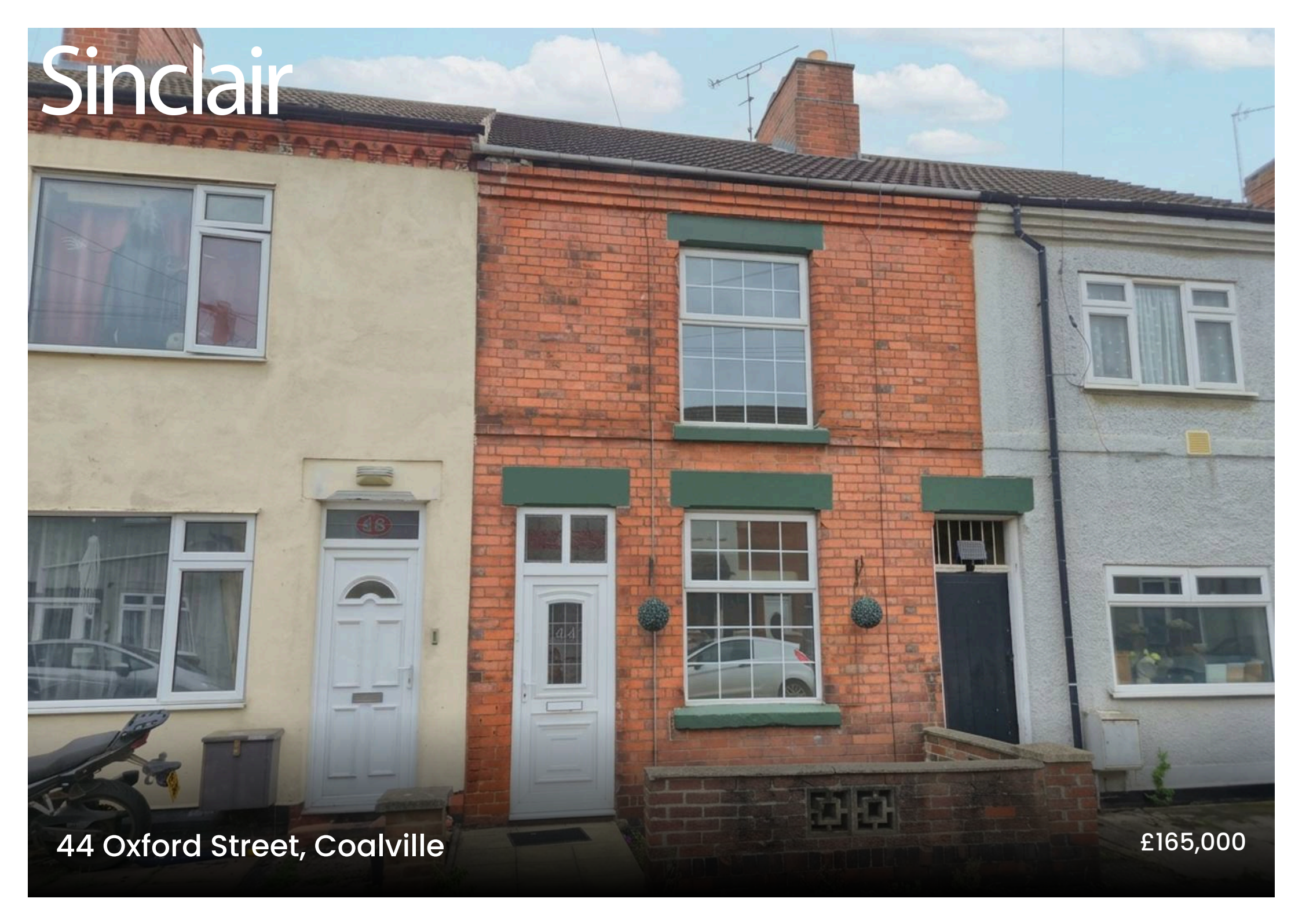


Sinclair



44 Oxford Street, Coalville

£165,000

44 Oxford Street

Coalville

OFFERED WITH NO UPWARD CHAIN, this recently, modernised THREE BEDROOM TERRACE HOME occupying a central location within the popular commuter town of Coalville comes to the market featuring two ground floor reception rooms, a refitted kitchen and three piece shower room suite with stairs rising to the first floor offering three bedrooms. Externally, the property enjoys a garden to the rear and walled fore garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Upward Chain
- Terraced Home
- Three Bedrooms
- Lounge & Dining Room
- Modern Throughout
- Central Location



GROUND FLOOR

Lounge

11' 2" x 12' 4" (3.40m x 3.76m)

Having uPVC double glazed window to front and entered via an adjacent uPVC front door.

Dining Room

12' 0" x 12' 5" (3.66m x 3.78m)

Having access to the first floor via a set of stairs with under stairs storage, uPVC double glazed window to rear, electric effect fireplace with ceramic tiled surround and hearth and giving way to the kitchen.

Kitchen

10' 3" x 7' 2" (3.12m x 2.18m)

Inclusive of an attractive range of wall and base units with rolled edge work surfaces, a sink and drainer unit, splash screen and extractor hood, space and plumbing for appliances, timber effect vinyl flooring, concealed gas fired central heating boiler, uPVC double glazed window to side and having uPVC double glazed door accessing the rear garden with inset opaque double glazed panel.

Shower Room

5' 7" x 7' 2" (1.70m x 2.18m)

This three piece suite comprises a low level w.c, pedestal wash hand basin with mono bloc mixed tap, double shower enclosure with thermostatic water fall shower over, continued flooring from the kitchen and having an opaque uPVC double glazed window to side.

FIRST FLOOR

Landing

Stairs rising to the first floor landing granting access to three bedrooms.



Bedroom One

11' 2" x 13' 9" (3.40m x 4.19m)

Having uPVC double glazed window to front.

Bedroom Two

12' 10" x 11' 0" (3.91m x 3.35m)

Having uPVC double glazed window to rear and access to over stairs storage with loft hatch.

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

Having uPVC double glazed window to rear.

Rear Garden

Surrounded by timber close board fence panelling and having a side gate for access. The garden comprises a well maintained lawn with timber framed garden shed and paved patio.

Front Garden

Having a dwarf walled fore garden with pathway leading to the front door.

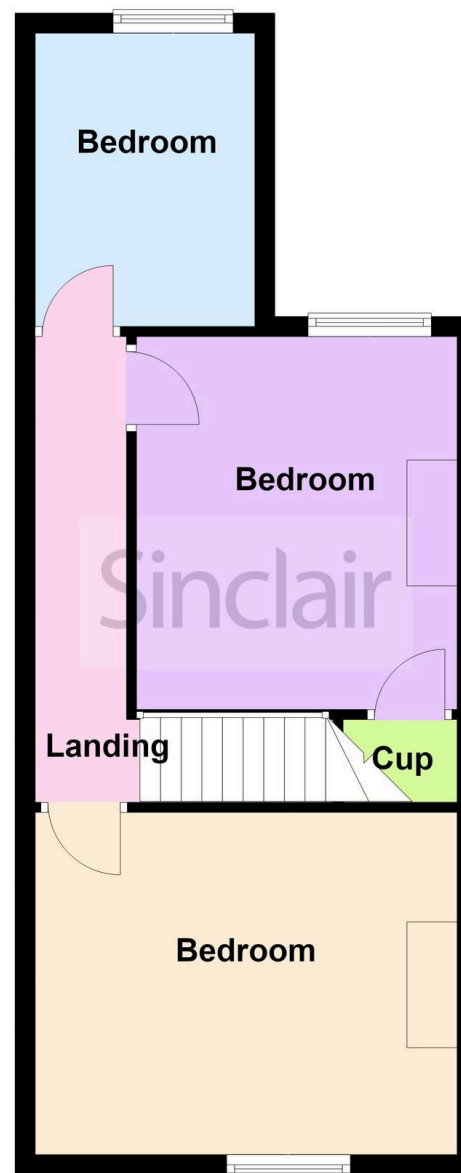




Ground Floor



First Floor





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