



80 St. Christophers Park St. Christophers Road, Ellistown

Coalville

£96,000

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OFFERED WITH NO UPWARD CHAIN This BRAND NEW FULLY FURNISHED TWO BEDROOM DETACHED PARK HOME comes to the market offering modern living throughout and situated within the popular commuter village of Ellistown on the sought after St Christophers park development. In brief the property comprises open plan living/kitchen dining area and benefits from accompanying furniture, a gas fired combination boiler and gives way to a three piece double shower suite and benefits from two bedrooms including the master bedroom with fitted wardrobes. Externally, the property enjoys a garden to rear and sits on a corner plot. Please note the park home site is for those over 55 years old.

Council Tax band: A

Tenure: Non-Traditional Tenure

- Modern Throughout
- Brand New Park Home
- Fully Furnished
- Corner Plot
- Two Bedrooms
- Shower Room



Living/Kitchen Diner

20' 6" x 9' 1" (6.25m x 2.77m)

Benefiting from a host of natural light with six uPVC double glazed windows to both sides and front elevations and entered via a opaque uPVC door to front. It offers open plan space which in turn is complemented by fitted carpets, a wall unit, arm chair and sofa and the kitchen/diner portion of the room enjoys timber effect vinyl flooring, a rolled edged work surfaces, sink and drainer unit with swan neck mixer tap, four ring gas hob with splash screen and extractor hood over, electric oven/grill, an integrated fridge/freezer and further washing machine/tumble dryer whilst featuring a vaulted ceiling space, coving and inset down lights.

Shower Room

7' 0" x 4' 5" (2.13m x 1.35m)

This three piece suite comprises a low level push button WC and vanity wash hand basin with mono bloc mixer tap, double walk in shower enclosure with tiling to splash prone areas, chrome heated towel rail. tile effect vinyl flooring, coving, an extractor fan, inset down lights and uPVC opaque double glazed window to side.

Inner Lobby

Enjoying a separate rear uPVC door and comprising an airing cupboard, coving and inset down lights.

Bedroom One

8' 0" x 9' 1" (2.44m x 2.77m)

Enjoying two uPVC double glazed windows to side, coving and a range of fitted wardrobes.

Bedroom Two

4' 7" x 6' 3" (1.40m x 1.91m)

Having uPVC double glazed window to side, inset down lights and coving.



OUTSIDE

Garden

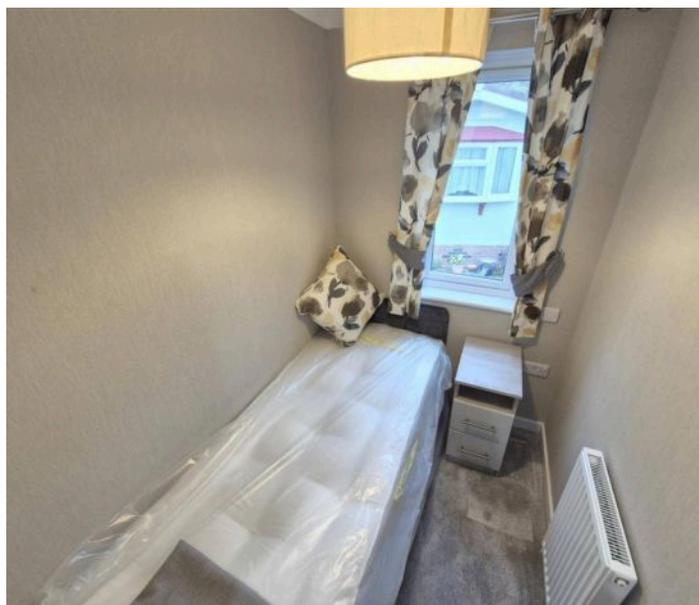
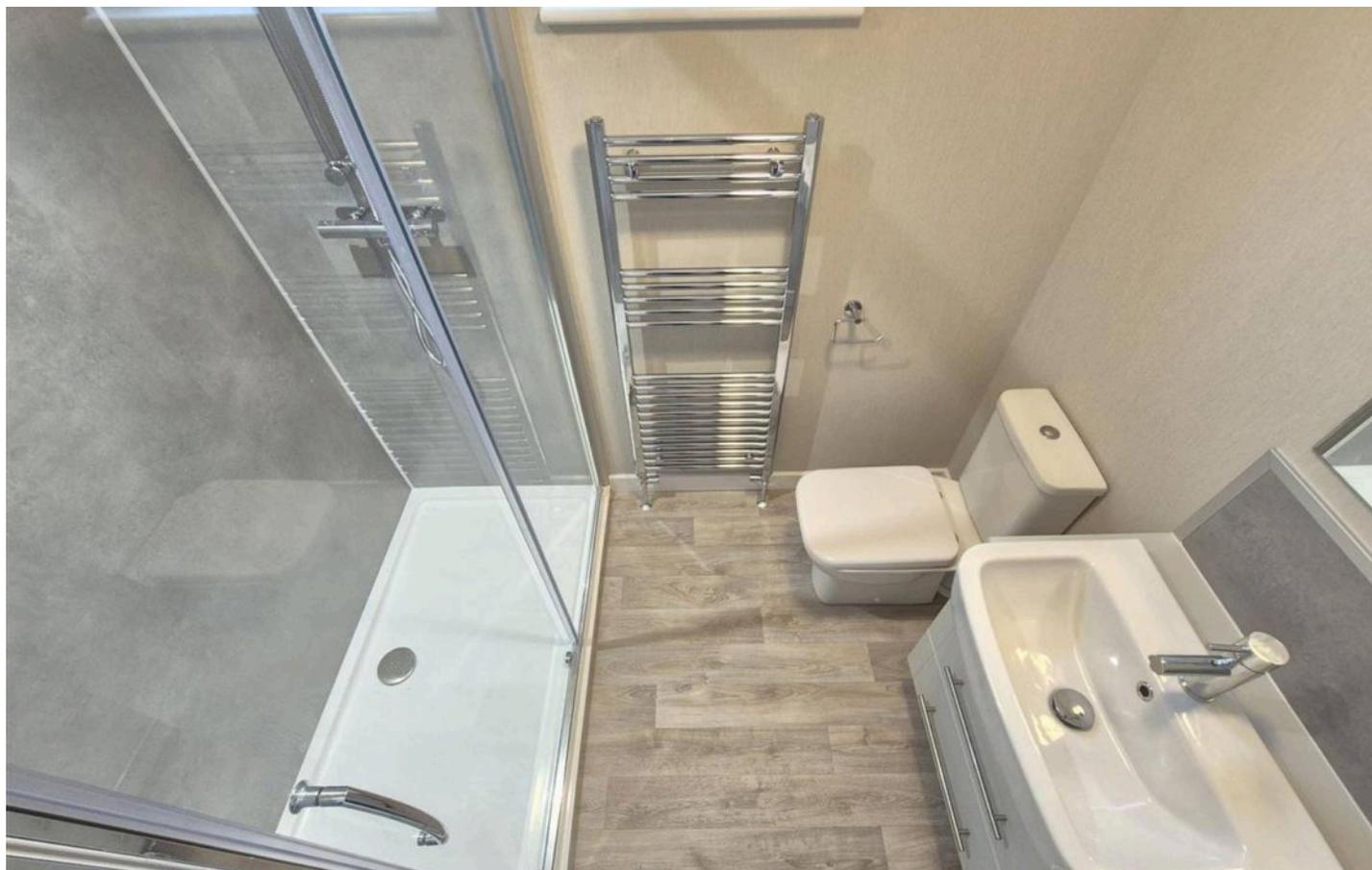
Enjoying a paved walked way and steps to the front door and garden respectively which in turn comprises a timber framed garden shed and further steel storage shed and offers both a stone shingling, artificial lawn and a paved patio area.

Communal Parking

Located on site.

Charges

The ground rent is approx. £152.00 4 weekly. Gas bottles are £85.00.



Ground Floor





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