



## 1 Garfield Road     Hugglescote, Coalville, LE67 2HU

£175,000

Located in the quiet CUL-DE-SAC of Garfield Road, Hugglescote, this semi-detached house presents an EXCELLENT OPPORTUNITY for those looking to create their dream home. With NO UPWARD CHAIN, three bedrooms and a well-proportioned bathroom, the property offers a SOLID FOUNDATION for improvement and personalisation, making it ideal for families or first-time buyers eager to invest some tender loving care.

Upon entering, you are greeted by a welcoming entrance hall that leads into a SPACIOUS open-plan living room and dining area. This dual-aspect space is filled with natural light, thanks to a front window and a rear door that opens directly onto the garden. The CHARMING brick fireplace, complete with a modern electric fire, adds a touch of warmth and character, while the ceiling coving enhances the overall aesthetic. A service hatch connects this area to the adjacent kitchen, which is equipped with a range of wall and base units, an integrated oven, and practical tiled flooring.

Venturing upstairs, you will find two GENEROUS double bedrooms and a single bedroom, complemented by an understair cupboard for additional storage. The second bedroom features an airing cupboard housing the Worcester Bosch combination boiler, ensuring efficient heating. The MODERN shower room boasts a three-piece suite, including an electric shower, hand-basin, and WC, all finished with contemporary tiling and a chrome heated towel rail.

The rear garden is a true HIGHLIGHT, offering a paved patio, a pathway leading through a shaped lawn, and an array of planted borders, shrubs, and bushes. A garden shed and greenhouse provide further utility, all enclosed within a walled and fenced boundary with side gate access. The front garden is equally appealing, featuring a landscaped pathway, a lawn, and planted borders, while the tarmac driveway accommodates OFF-ROAD PARKING for multiple vehicles.

This property, with its POTENTIAL FOR ENHANCEMENT and desirable location, is a rare find.

- In Need Of Modernisation
- Fantastic Scope To Improve
- Available With No Upward Chain
- Quiet Cul-De-Sac Location
- Spacious Open Plan Living Diner
- Three Good Sized Bedrooms
- Driveway Parking
- Front & Rear Gardens
- Gas Central Heated
- Double Glazed Throughout

### 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.



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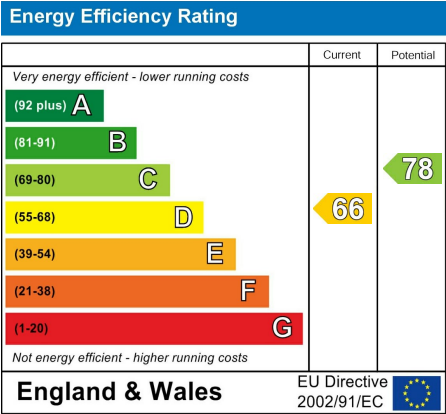








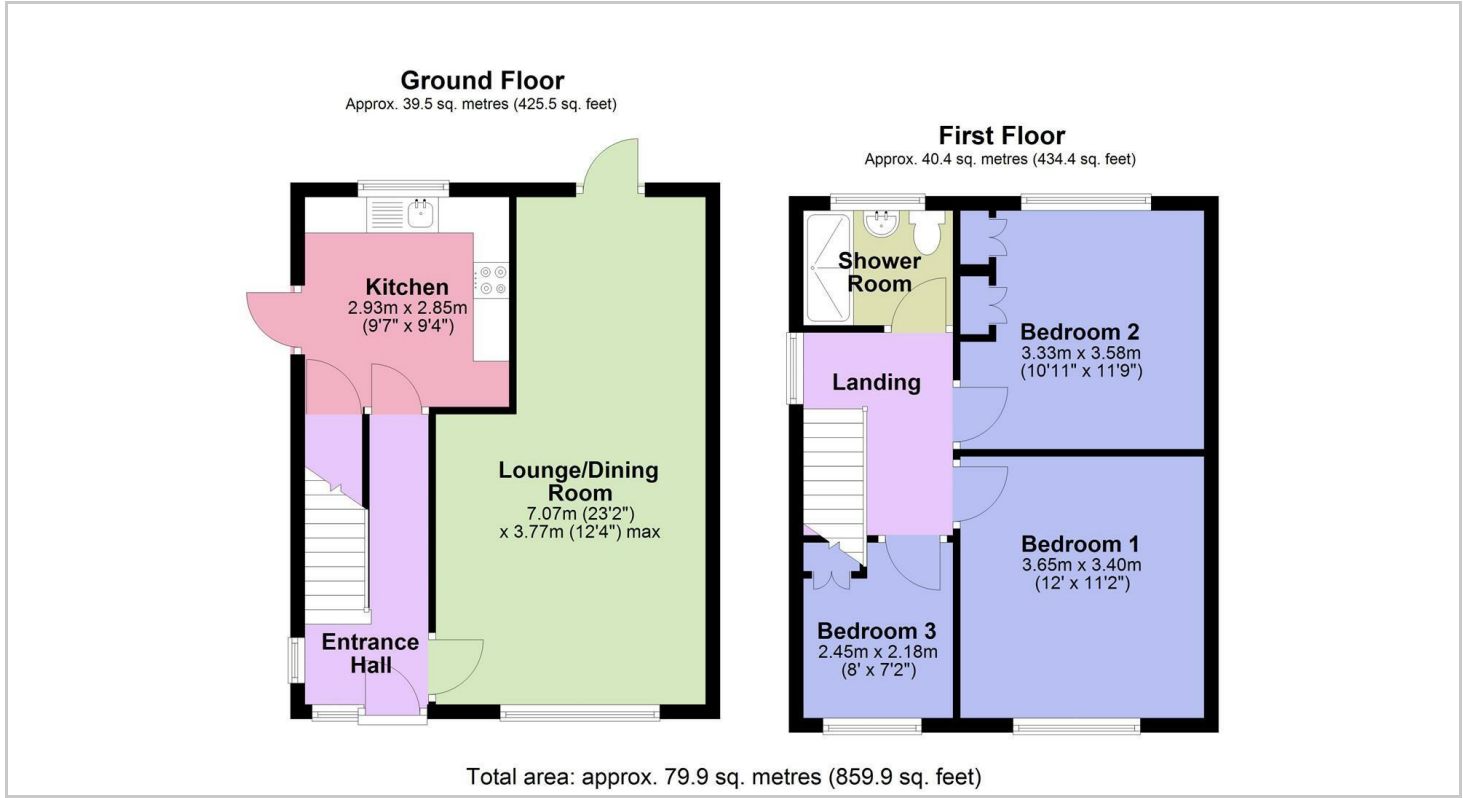
Energy Efficiency Graph



Location Map



Floor Plan



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