

# Sinclair



45 Melrose Road, Thringstone

Coalville

£145,000

# 45 Melrose Road

Thringstone, Coalville

**OFFERED WITH NO UPWARD CHAIN.** This THREE BEDROOM MID TERRACE HOME comes to the market as an ideal opportunity for first time buyers or investors alike. The property features an entrance hall, spacious lounge/diner and fitted kitchen to the ground floor and three well proportioned bedrooms and a three piece bathroom suite to the first floor. Externally, there is lawned gardens to both the front and rear with gated access. The property is located close to shops and transport links, this property ensures convenience for daily living and easy access to the surrounding area. Early viewings are highly recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Upward Chain
- Three Bedrooms
- Ideal First Time Purchase
- Lounge/Diner
- Kitchen
- Ideal Investment



## GROUND FLOOR

### Entrance Hall

Entering via a uPVC door with tiled flooring, store cupboard and stairs to first floor.

### Lounge/Diner

19' 5" x 11' 6" (5.92m x 3.50m)

Having a wall mounted electric fire and uPVC double glazed windows to the front and rear.

### Kitchen

14' 0" x 9' 1" (4.27m x 2.77m)

Having a range of base and wall mounted units, rolled edge work surfaces, tiled splashbacks, full length cupboard, a four ring electric hob over, electric oven/grill, one and a half bowl sink and drainer unit, vinyl flooring, space and plumbing for appliances, open understairs cupboard, and a uPVC double glazed window facing to rear and uPVC double glazed door to the garden.

## FIRST FLOOR

### Landing

Having access to three bedrooms, family bathroom and having loft hatch access.

### Bedroom

10' 2" x 6' 3" (3.10m x 1.91m)

Having a uPVC double glazed window to front.

### Bedroom

8' 7" x 12' 11" (2.62m x 3.94m)

Having timber effect laminate flooring, uPVC double glazed window to the rear.

### Bedroom

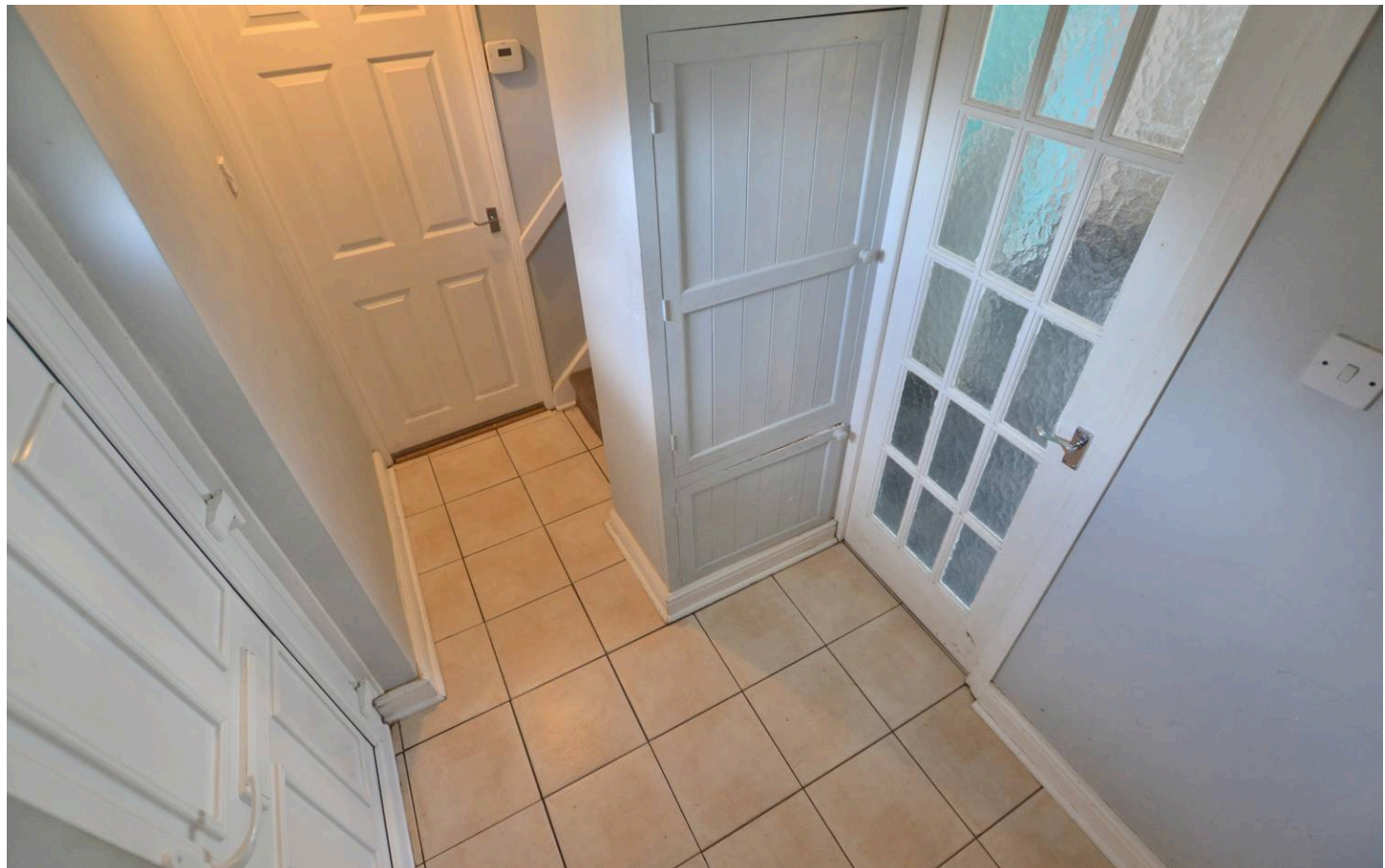
10' 1" x 9' 2" (3.07m x 2.79m)

Enjoying alcove storage and a uPVC double glazed window to the front.

### Bathroom

5' 6" x 7' 3" (1.68m x 2.21m)

This three piece suite comprises a panelled bath with electric shower over, a pedestal wash hand basin, low



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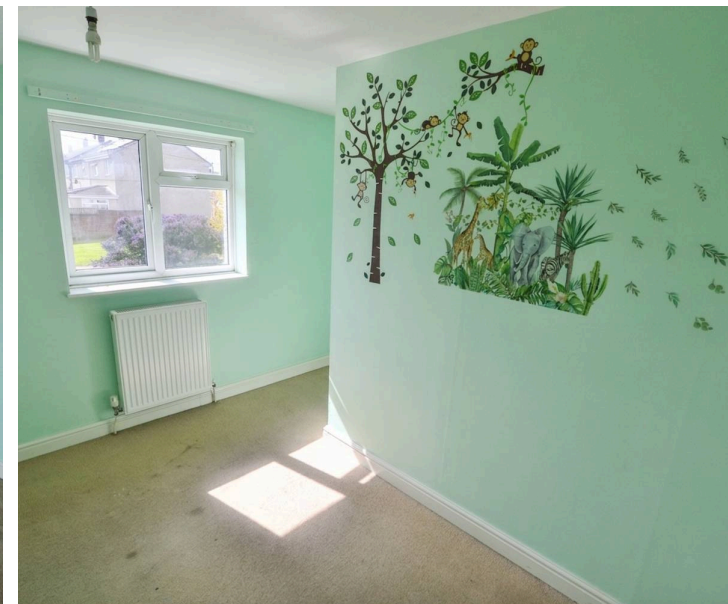


### **FRONT GARDEN**

Having access to the front door via a paved walkway that is encompassed by a range of shrubs.

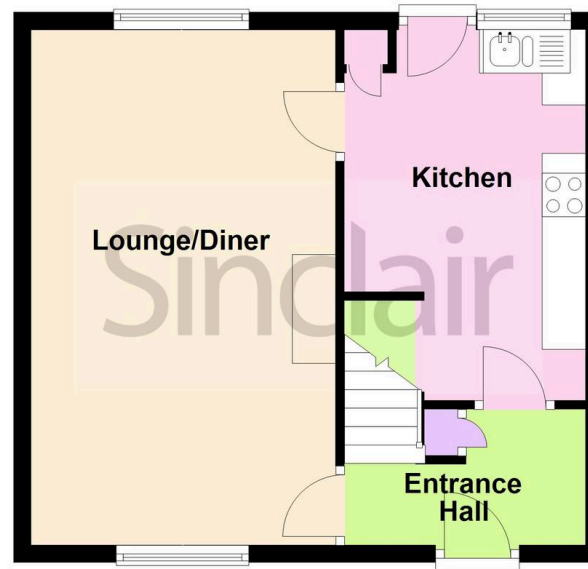
### **REAR GARDEN**

Enjoying a paved patio, stone shingling, a lawn, a concrete pathway that accesses the gate at the rear of the garden and is enclosed by fence paneling throughout.

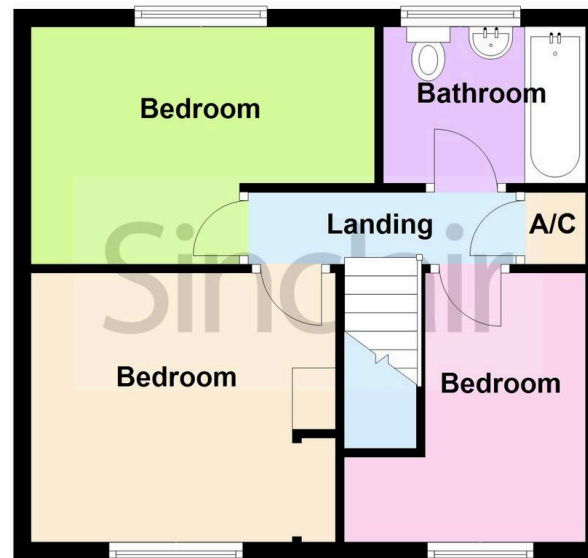




**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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