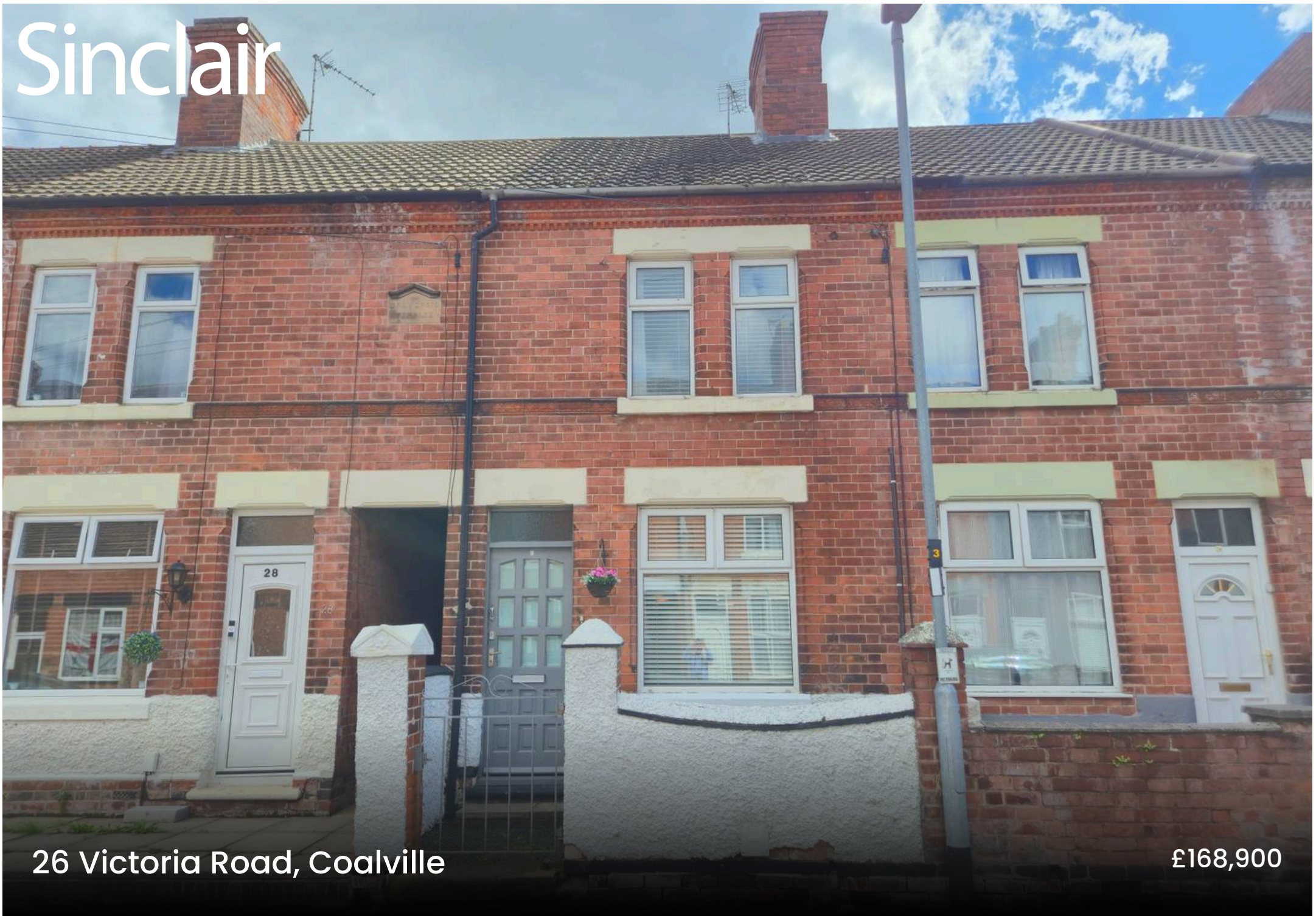


# Sinclair



26 Victoria Road, Coalville

£168,900

## 26 Victoria Road

### Coalville

A beautifully presented THREE DOUBLE BEDROOM TERRACED HOME located within easy access of Coalville town centre offering both contemporary and spacious accommodation over two floors which in brief comprises; ground floor open plan lounge/diner, modern kitchen, rear lobby and ground floor bathroom. Stairs then rise to the first floor offering three good sized bedrooms. Externally the property continues to impress with a rear garden along with courtyard front garden with additional benefits to include double glazing and gas central heating. An early inspection of this property comes highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Double Bedrooms
- Terraced Home
- Modern Kitchen
- 20' Open Plan Lounge/Diner
- Contemporary Bathroom Suite
- Rear Garden



## GROUND FLOOR

### Open Plan Lounge/Diner

27' 4" x 11' 5" (8.33m x 3.48m)

Comprising:-

#### Lounge Area

Having timber double glazed front access door with fitted roller blind along with feature vinyl flooring, double glazed window to front with fitted Venetian blind, coy entrance matting, radiator and feature pendent lighting. There is a staircase which rises to the first floor.

#### Dining Area

The living area is carpeted and has a double glazed window to the rear elevation with fitted Venetian blind, radiator and multimedia points.

#### Kitchen

9' 8" x 7' 1" (2.95m x 2.16m)

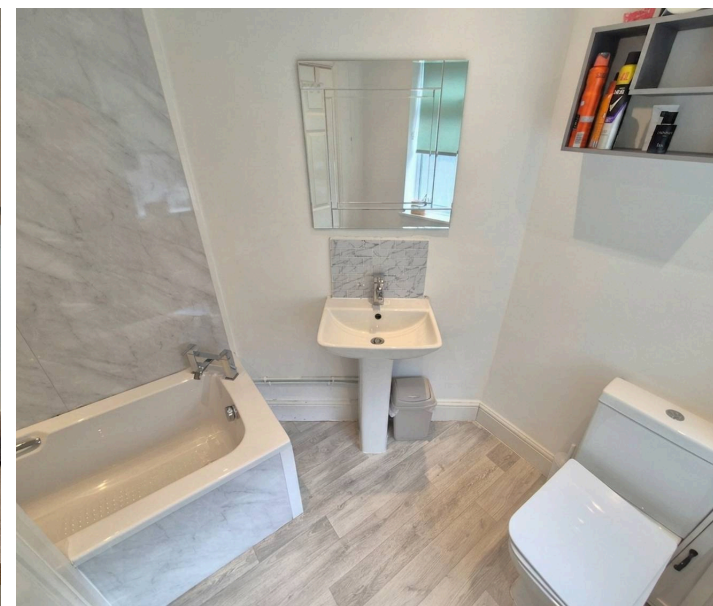
Having a range of modern wall and base units with under unit lighting, low profile wood effect worktop with stainless steel one-and-a-half bowl sink and drainer with mixer tap, double glazed window with fitted roller blind, space and plumbing for appliances, integrated oven and grill with four ring gas hob and extractor hood, feature vinyl flooring and access to the rear lobby.

#### Rear Lobby

Has a uPVC double glazed access door, feature vinyl flooring continued from the kitchen and access to the shower room.

#### Bathroom

Is fitted with a three piece white suite comprising a panelled bath with thermostatic shower over, dual flush WC and wash hand basin, double glazed opaque window with feature vinyl flooring, radiator and double glazed opaque window with fitted roller blind and ceiling spotlights.



## FIRST FLOOR

### Landing

Stairs rise to the first floor landing with ceiling spotlights and wall mounted feature mirrors.

### Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m)

Having double glazed window with fitted Venetian blind, radiator and loft access with ceiling spotlights.

### Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m)

Having two double glazed windows with fitted Venetian blind, radiator, feature wall mounted mirrors and TV point.

### Bedroom Three

9' 8" x 8' 6" (2.95m x 2.59m)

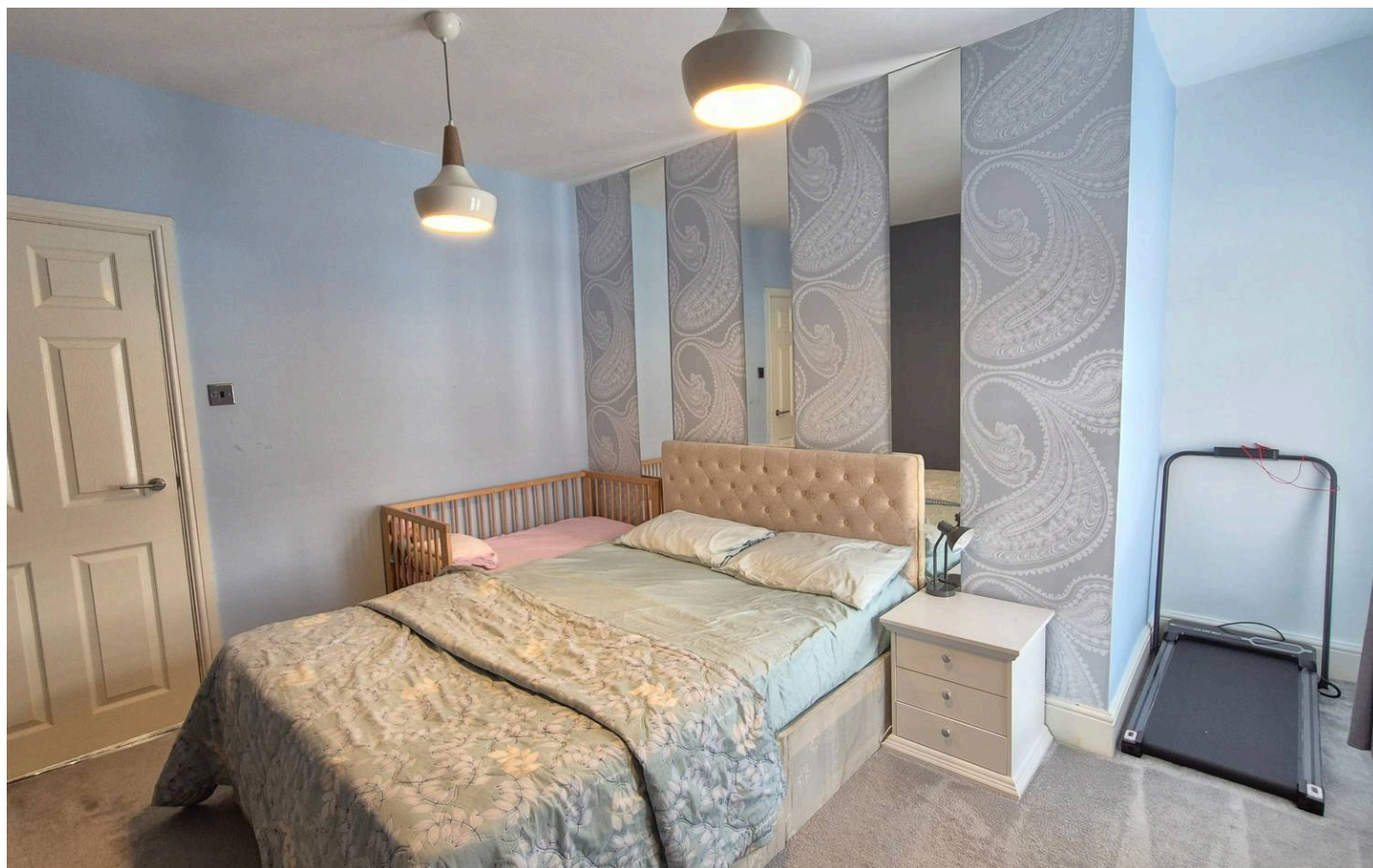
Having double glazed window with fitted Venetian blind, radiator, feature wall mounted mirrors and ceiling spotlights. There is an airing cupboard housing the Worcester combination boiler.

### Rear Garden

The rear garden offers a combination of paved patios and pathways within an enclosed lawned area, further rear paved patio, garden shed and compost area.

### Front Garden

The front garden is gravelled with paved pathway, walled front boundary with iron front access gate.

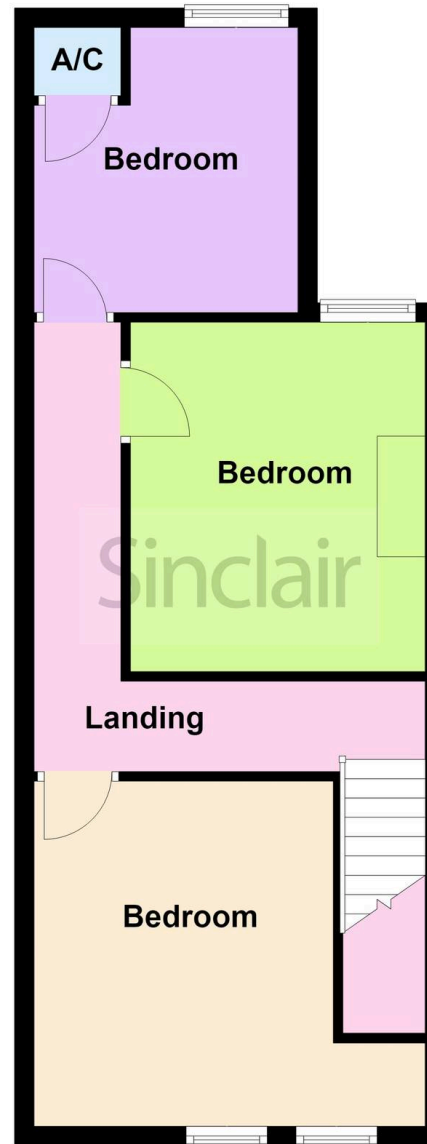




### Ground Floor



### First Floor





## Sinclair Estate Agents

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