
Sinclair
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FOR SALE
25 Devana Avenue, Coalville
£210,000

25 Devana Avenue

Coalville

Offered with NO UPWARD CHAIN, this TWO DOUBLE BEDROOM SEMI DETACHED HOME enjoying off road parking comes to the market within the centre of the popular commuter town of Coalville. In brief, the property enjoys an entrance hall, bay fronted lounge and open plan kitchen/diner giving way to the utility room/w.c on the ground floor with stairs rising to the first floor landing offering a bathroom and two double bedrooms. Externally, the property benefits from a private garden to rear and front driveway offering off road parking. Early viewings come highly advised in order to avoid a disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached House
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Bay Fronted Lounge
- Driveway Parking
- Available No Upward Chain







GROUND FLOOR

Entrance Hall
Entered via a composite front door with inset opaque double glazed panel and having stairs rising to the first floor and opaque uPVC double glazed door accessing the side of the property and herringbone effect vinyl flooring.

Lounge
14' 5" x 10' 9" (4.39m x 3.28m)
Having a uPVC double glazed bay windows to front complements the cast iron log burner with tiling to surround and hearth.

Kitchen/Diner
9' 8" x 16' 3" (2.95m x 4.95m)
Inclusive of a range of wall and base units with roller edge work surfaces, a porcelain sink and drainer unit with swan neck mixer tap, column radiator, continued flooring from the entrance hall, a freestanding electric cooker with splash screen and filtration hood over, a gas fired central heating boiler and uPVC double glazed window to rear.

Utility Room
10' 2" x 6' 0" (3.10m x 1.83m)
Having an opaque uPVC double glazed window to side with uPVC framed door accessing the rear garden and comprising inset down lighting, space and plumbing for appliances, a loft hatch and a low level push button w.c.

FIRST FLOOR

Landing
Stairs rise to the first floor landing with loft access and double glazed window with opaque glass.

Bedroom One
12' 8" x 13' 4" (3.86m x 4.06m)
Having access to over stairs storage and a uPVC double glazed bay window to front.







Bedroom Two
11' 9" x 9' 9" (3.58m x 2.97m)
Having uPVC double glazed window to rear.

Shower Room
Having a contemporary three piece white suite comprising a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, corner shower enclosure with chrome heated towel rail, part tiled walls, extractor fan, coving, and an opaque uPVC double glazed window to rear.

Rear Garden

The rear garden is a combination of paved patios whilst being mostly laid to lawn with garden shed and an enclosed fenced boundary with side gate access.

Driveway

Having a paved driveway with slate shingling offering off road parking.

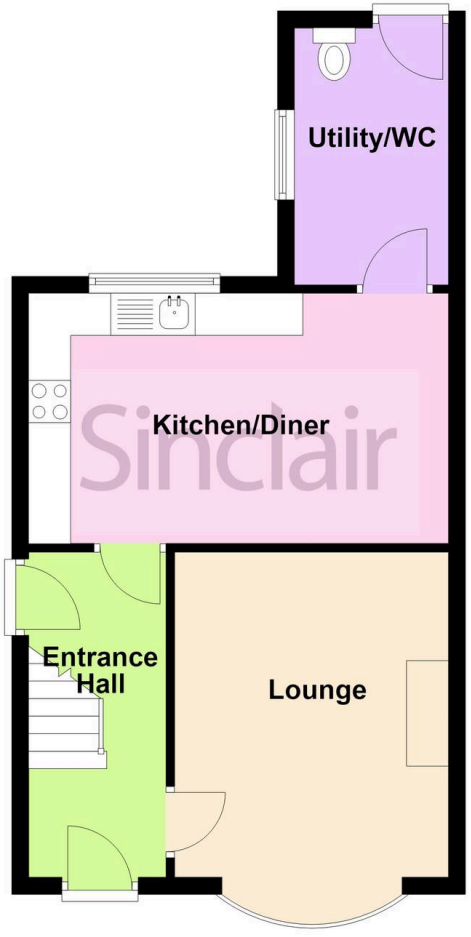






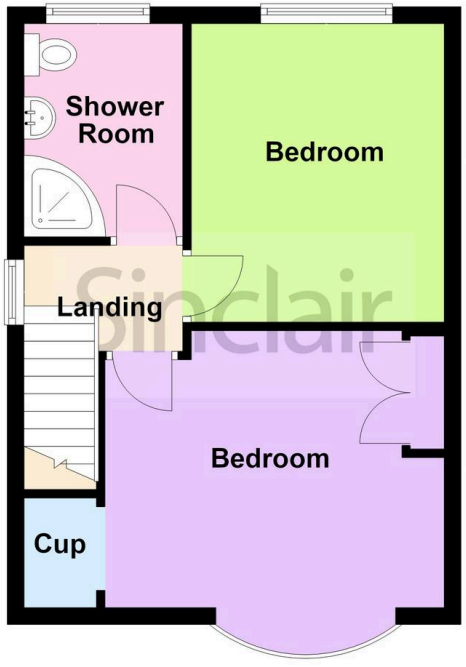
Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)





Sinclair Estate Agents

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