



Smiths
your property experts

Berrisford Street

Coalville

- Well-maintained Victorian Terrace
- Generous 867 square feet of living accommodation
- Conveniently located in the heart of Coalville
- Spacious fitted kitchen and a separate dining room
- Light-filled sitting room and plentiful built-in storage
- Two double bedrooms and a family bathroom
- Private and secure rear gardens
- Within walking distance of the town centre



General Description

Smiths Property Experts offer to the market this well-presented and maintained two-bedroom Victorian terraced home. Conveniently located in the heart of the Leicestershire market charter town of Coalville. The property offers a generous 867 square feet of living accommodation, UPVC double-glazing and gas central heating throughout, and there are generous landscaped and private gardens to the rear.

Agents Notes

The property is currently tenanted, and should the eventual purchaser be a landlord, the tenant of 15 years would be very happy to stay in residency at the open market rate of circa £10,000 per annum.





The Property

Internally, expect to find spacious accommodation laid across two floors, extending to approximately 867 square feet. There are two main reception rooms, a large fitted kitchen downstairs, and upstairs two double bedrooms and a family bathroom. There is also plentiful built in storage. To the rear are private gardens that are landscaped to lawn with secure boundaries.

The Location

The property is situated within a short walking distance and within easy reach of Coalville town centre. The town is embarking on an unprecedented redevelopment over the coming years and boasts excellent schooling, a full range of amenities including doctors' surgery and good public transport links. There is also easy access to the M1 motorway network for commuting.

Property Information

EPC Rating: C.

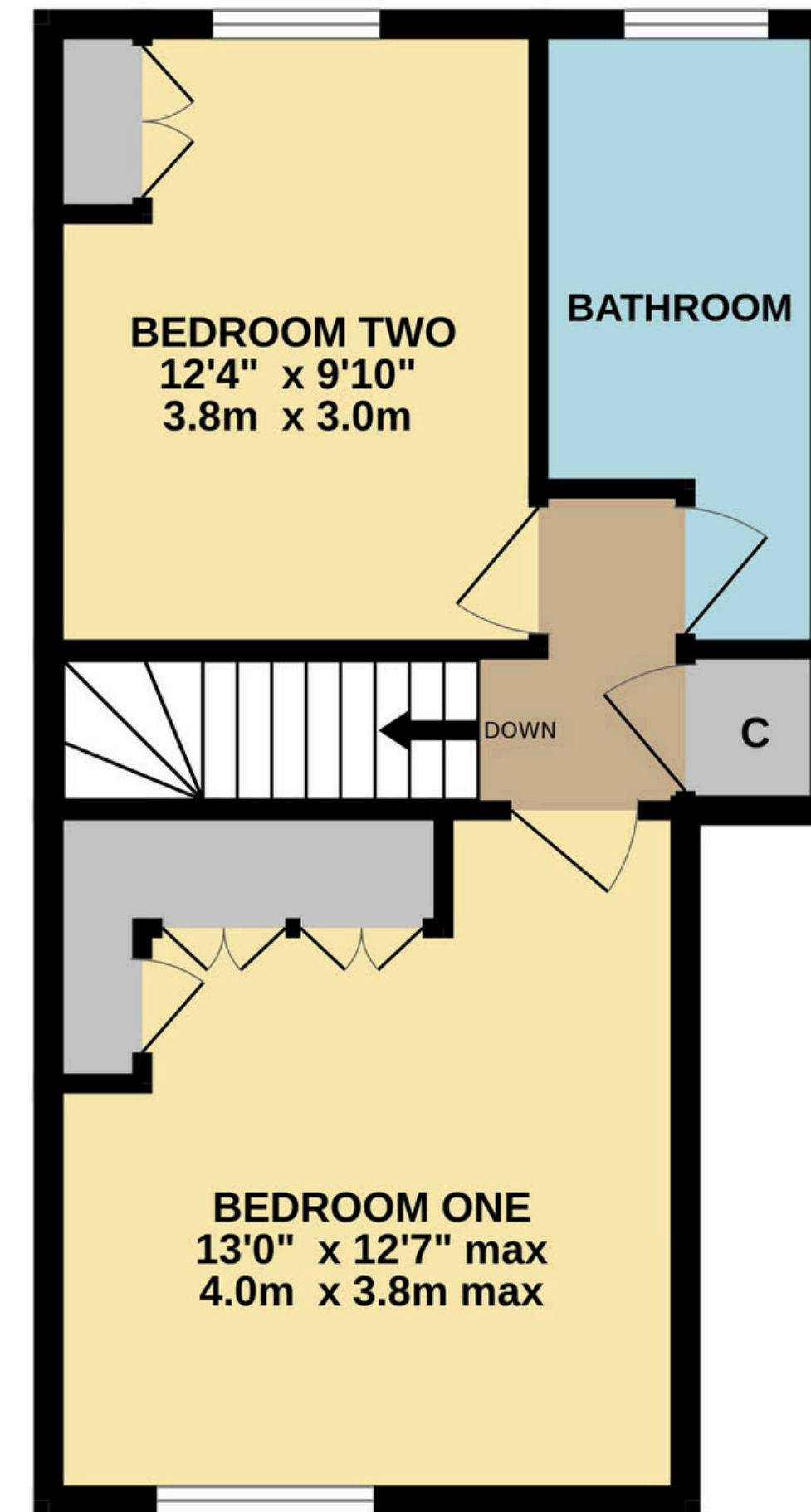
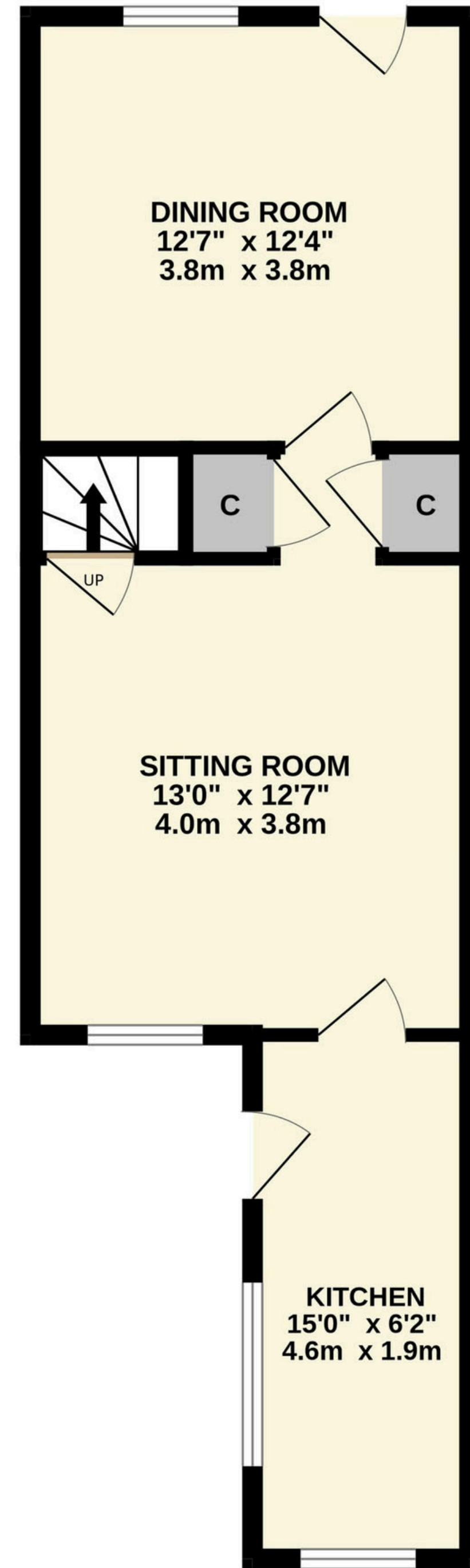
Council Tax Band: A.

Local Authority: North West Leicestershire District Council.



Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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