Sinclair
Berrisford Street, Coalville
£122,500

Berrisford Street

Coalville

Situated in the popular town of Coalville, this TWO DOUBLE BEDROOM TERRACE HOUSE comes to market with **NO UPWARD CHAIN**. In brief, the internal of the property comprises of a lounge, dining room, kitchen and rear porch, two double bedrooms and a family bathroom. Externally, the property enjoys a spacious rear garden. The property also benefits from being in close proximity to the local amenities. Ideal for investors or first time buyers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upward Chain
- Two Double Bedrooms
- Lounge and Dining Room
- Three Piece Bathroom Suite
- Rear Garden
- Close to amenities

GROUND FLOOR

Lounge
10' 11" x 12' 1" (3.33m x 3.68m)
Having timber flooring, cast iron fireplace and timber double glazed window to front.

Dining Room
10' 11" x 12' 2" (3.33m x 3.71m)
Having timber double glazed window to rear, under stairs storage access and open fireplace with brick surround and hearth.

Kitchen
8' 8" x 5' 11" (2.64m x 1.80m)
Comprising of base and wall units, four ring gas hob, over and grill, space and plumbing for appliances, tiled splash backs, sink with drainer unit with mixer tap, timber double glazed window to side, tiled flooring and archway to the rear porch.

Rear Porch
2' 5" x 6' 6" (0.74m x 1.98m)
Having the gas fired central boiler, timber double glazed window to rear and access door to rear garden.

FIRST FLOOR

Landing
Having access to two double bedrooms and family bathroom.

Bedroom
10' 11" x 12' 0" (3.33m x 3.66m)
Having timber double glazed window to front.

Bedroom
11' 2" x 9' 6" (3.40m x 2.90m)
Having timber double glazed window to rear and over stairs storage access which houses loft hatch access.

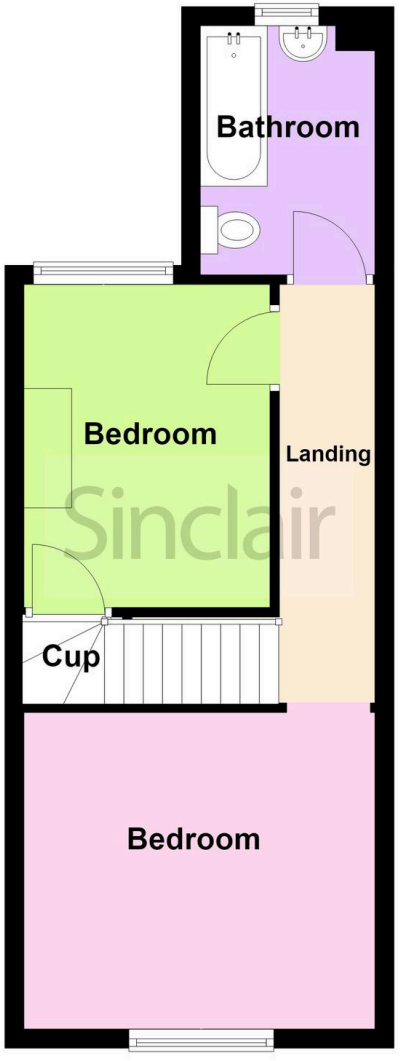
Bathroom
8' 7" x 6' 0" (2.62m x 1.83m)
Consisting of vinyl flooring, fully tiled walls, low level w.c, panelled bath, pedestal wash hand basin and timber double glazed window to rear.

Rear Garden

Comprising of a concrete patio that leads to an artificial lawn and then on to a stone shingled area through a timber gate. The garden is surrounded by timber fence paneling to the right and a timber half fence to left. Shared access is allowed through the garden from neighbouring gardens for bin access.

Ground Floor

First Floor



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