

MAYNARD
ESTATES

335 Ashby Road
, Coalville, LE67 3LH

Asking price £200,000

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Brief Description

Situated on the edge of Coalville town centre, this well-presented three-bedroom semi-detached property offers versatile accommodation, ideally suited to investors seeking individual room lets or a house of multiple occupation (HMO), subject to necessary consents. Previously rented, the property benefits from three double bedrooms, each with its own en-suite facility, communal living space, a fitted kitchen, off-road parking and a garage/store.

The ground floor features a front reception room, previously used as a bedroom, with a double-glazed window and three-piece en-suite comprising a corner shower, WC and wash hand basin, complemented by tiled finishes and a chrome heated towel rail.

The lounge provides a comfortable space to relax, featuring a fireplace with electric fire, double-glazed window, useful understairs storage and stairs rising to the first floor.

The kitchen is fitted with white gloss wall and base units, marble-effect work surfaces, a stainless-steel one-and-a-half-bowl sink with drainer, space for an oven and fridge freezer, and a four-ring gas hob with extractor. Tiled flooring and splashbacks complete the finish, while a double-glazed window and external door provide access to the rear garden. Space is also available for a small dining table.

To the first floor are two further well-proportioned double bedrooms. The front bedroom has a three-piece en-suite with corner shower, WC and wash hand basin. The third bedroom benefits from a bathroom suite comprising a bath with overhead shower, WC and wash hand basin, together with tiled surrounds and a built-in cupboard.

Outside, there is an easily maintained paved area and a timber outbuilding with twin access doors, lighting, power and plumbing for a washing machine. Off-road parking and a garage/store complete the accommodation.

Offering flexible living arrangements and excellent investment potential, early viewing is highly recommended.













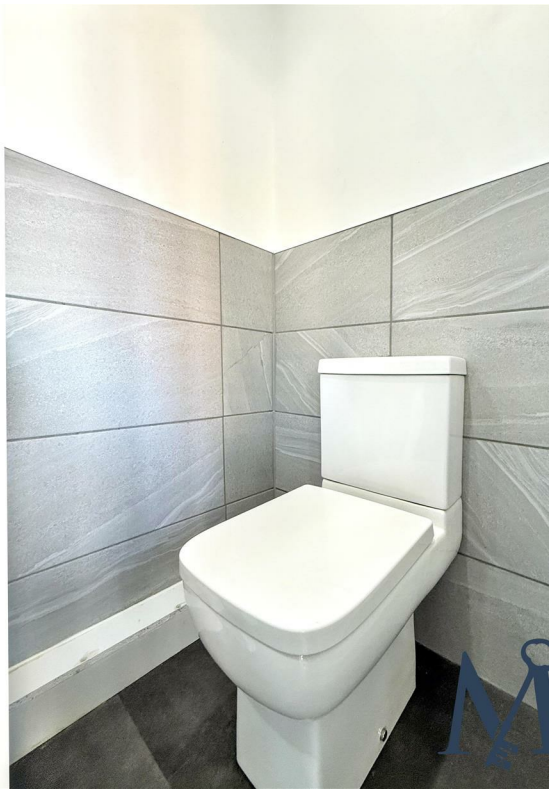














ON THE GROUND FLOOR

Bedroom Two
10'10" x 8'0" (3.31 x 2.44)

En-Suite
7'3" x 3'2" (2.23 x 0.98)

Lounge Diner
11'8" x 15'5" (3.56 x 4.7)

Kitchen
6'9" x 16'4" (2.07 x 4.99)

ON THE FIRST FLOOR

Master Bedroom
11'9" x 12'2" (3.6 x 3.72)

En-Suite
6'10" x 8'11" (2.1 x 2.72)

Bedroom Three
11'9" x 8'1" (3.59 x 2.47)

En-Suite
7'6" x 3'2" (2.29 x 0.98)

ON THE OUTSIDE

Driveway

Garage
26'1" x 15'1" (7.97 x 4.6)

Front Garden

Rear Garden

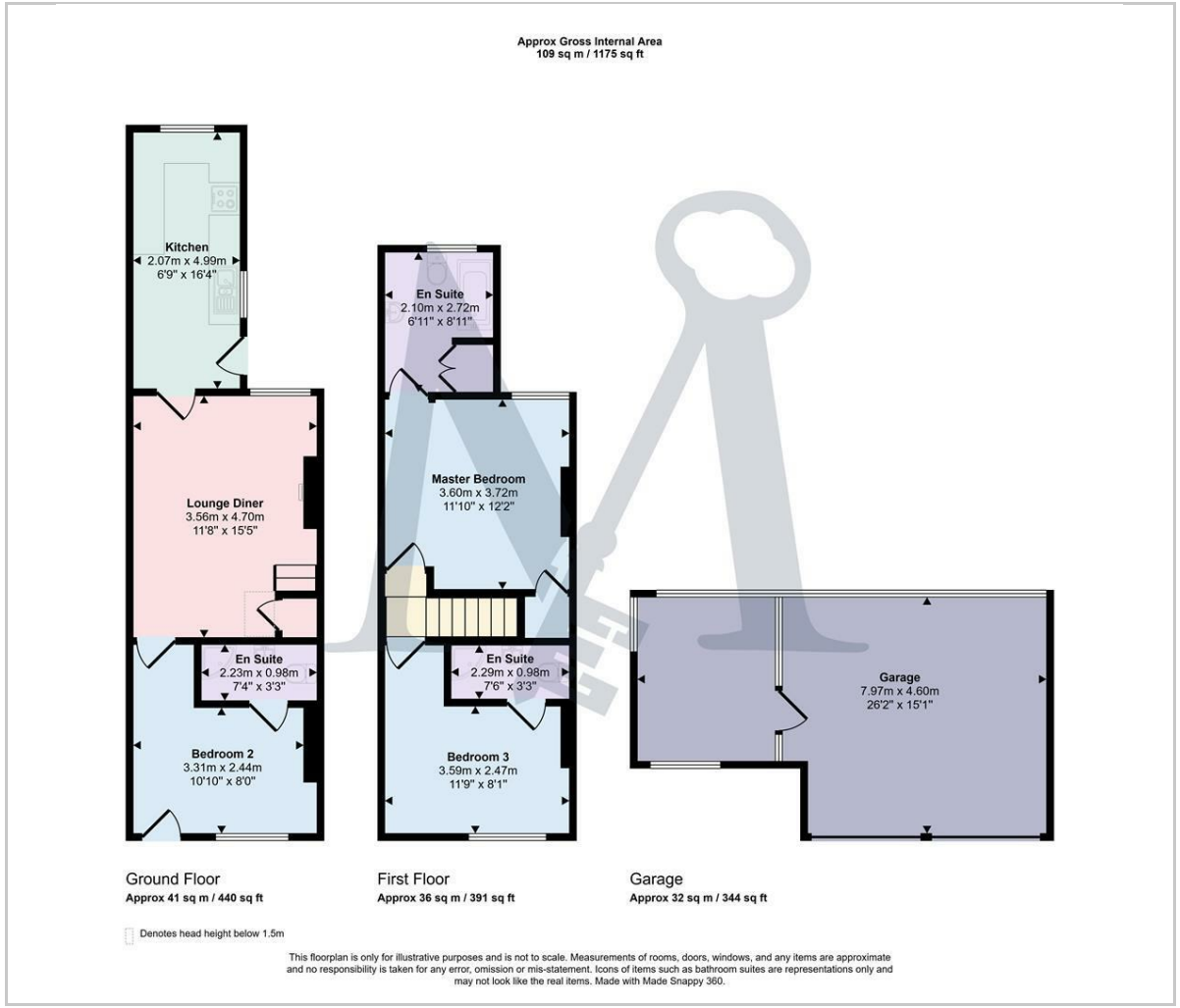

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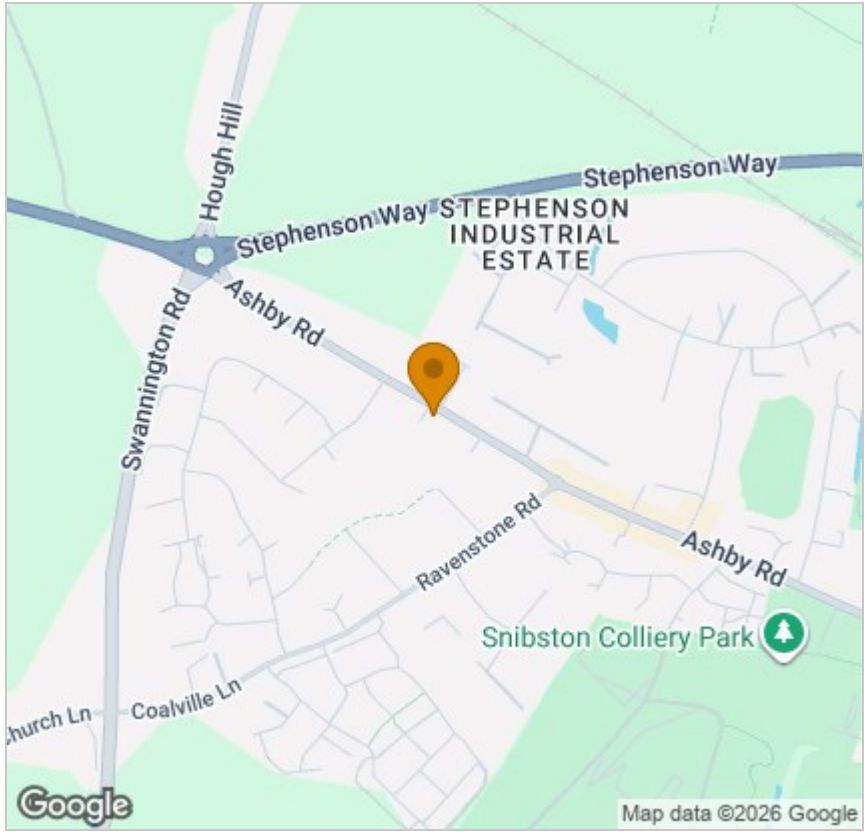




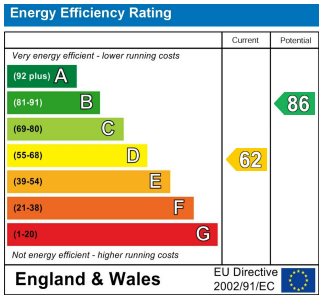
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

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