



101 Talbot Street, Whitwick, Coalville, Leicestershire. LE67 5AX

£159,950 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings take pleasure in bringing to market this immaculately presented, 2 double bedroom end of terrace property which is located in a popular area of Whitwick with magnificent sweeping open countryside views to the rear. Being sold with NO UPWARD CHAIN, this property is ideal for first time buyers and features two large reception rooms, a recently re fitted kitchen, two double bedrooms, a stylish bathroom and a well maintained rear garden with side access. Viewing is very highly recommended!

EPC awaited, Council tax band A.

FEATURES

- NO UPWARD CHAIN
- Ideal for first time buyers
- Open countryside views
- Two double bedrooms
- Recently refitted kitchen
- Stylish bathroom
- Two reception rooms
- Well maintained garden
- Popular area location
- EPC Awaited



ROOM DESCRIPTIONS

Please note

Many of the furniture items are available for negotiation to stay with the property, including the sofas, TV tables, dining table, fridge/freezer and bed.

Lounge

4.38m x 2.77m (14' 4" x 9' 1") A large and bright lounge area with UPVC double glazed window to the front, UPVC front door, heating radiator, ceiling pendant lighting and is fully carpeted.

Dining Room

3.07m x 3.04m (10' 1" x 10' 0") A great sized second reception room which is currently being used as a dining room. With UPVC double glazed window to the rear, access to 2x storage cupboards, heating radiator, ceiling pendant lighting, fully carpeted and stairs leading to the first floor.

Kitchen

2.00m x 3.50m (6' 7" x 11' 6") A contemporary and recently re fitted kitchen with UPVC double glazed window the rear, UPVC door leading out to the rear, vinyl flooring, a range of grey high gloss wall and base units with worktop over, tiled splashbacks, integrated electric oven, integrated hob, integrated extractor hood, space for upright fridge/freezer, space and plumbing for washing machine, single bowl stainless steel sink and drainer and ceiling pendant lighting.

Stairs & Landing

Fully carpeted stairs leading up from the ground floor second reception room with wooden hand rail, small UPVC double glazed window to the side, small heating radiator and landing doors giving access to both bedrooms and bathroom.

Bathroom

A stylish bathroom with UPVC double glazed frosted window to the front, white three piece suite consisting of panelled bath with wall mounted electric shower, low level WC, hand wash basin, stylish walls, vinyl flooring, heating radiator, extractor fan and ceiling pendant lighting.

Bedroom 1

2.54m x 3.02m (8' 4" x 9' 11") A very good sized double bedroom with UPVC double glazed window to the front, double integrated wardrobe storage, heating radiator, ceiling pendant lighting and is fully carpeted.

Bedroom 2

2.89m x 3.04m (9' 6" x 10' 0") A very good sized second bedroom with UPVC double glazed window to the rear, double integrated wardrobe storage, separate over the stairs storage cupboard, heating radiator, ceiling pendant lighting and is fully carpeted.

Rear Garden

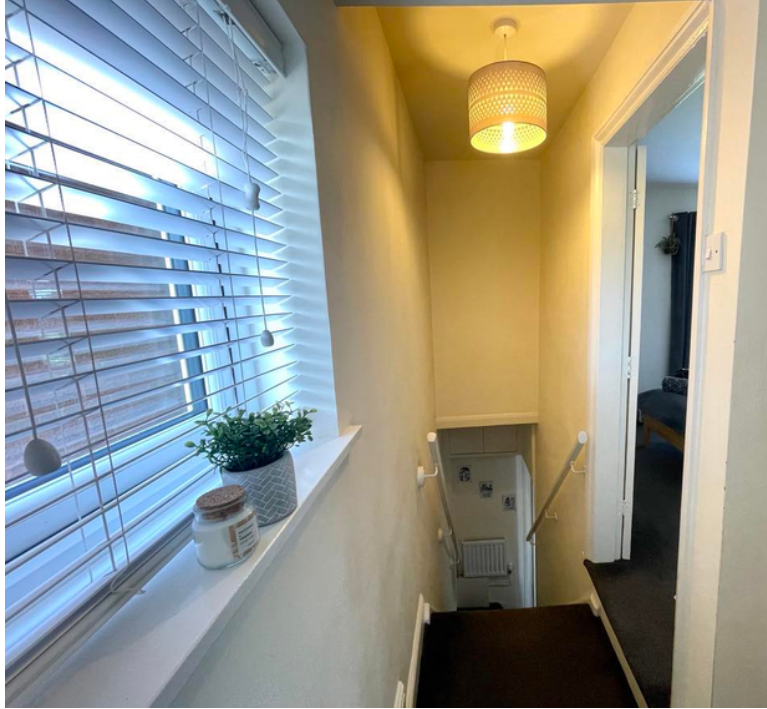
A good sized and well maintained rear garden which is mostly laid to lawn with raised planted borders, gravelled edges, slabbed patio area and a small storage shed. To the rear, there are beautiful open countryside views!

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN



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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