



7 Weavers Close, Whitwick, Coalville, Leicestershire. LE67 5DU

£120,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to present to market this 2 bedroom flat located in the popular village of Whitwick. Comprises lounge, kitchen/diner, bedroom one with en-suite shower room, bedroom two, bathroom and allocated parking. Entrance is via the communal entrance which leads to the accommodation. This is an ideal first time buyer or investor property. Viewing is highly recommended to appreciate what is on offer here.

FEATURES

- Modern flat
- 2 bedrooms
- Kitchen Diner
- En suite shower room
- Allocated parking
- Bathroom
- EPC Rating D
- Popular village location
- Council Tax Band B



ROOM DESCRIPTIONS

Accommodation

Communal Entrance

Enter via upvc doors into communal hallway leading to flat.

Hall

Entrance door, intercom point, electric heater, carpet flooring, airing cupboard and cloaks cupboard.

Lounge (3.85m X 4.18m (12'7" X 13'8"))

Two upvc double glazed windows, electric heater, carpet flooring, television aerial point and telephone point.

Kitchen / Diner

Fitted with a range of wall and base units, contrasting worktops, complementary tiling to walls, one and a half sink and drainer unit with mixer tap, built-in oven and hob with extractor hood over, plumbing for washing machine, electric heater and two double glazed windows to the front elevation.

Bedroom One

Upvc double glazed window, television aerial point, electric heater and telephone point.

En-Suite

Shower cubicle fitted with shower, pedestal wash hand basin, low level w.c., part tiled walls, shaver point, electric heater and double glazed window to the rear.

Bedroom Two

Bathroom

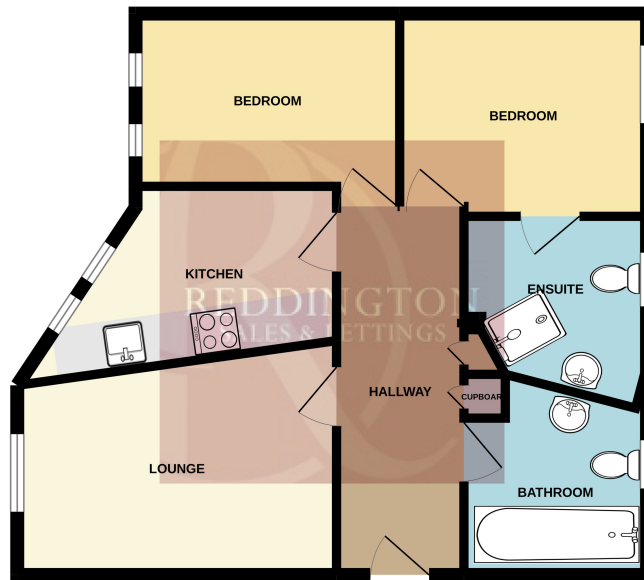
Panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, electric heater, shaver point, extractor and upvc double glazed window to the rear.





FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, openings 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		