



**Swannington Road
Coalville
Leicestershire
LE67**

Offers in Excess of £156,000

bettermove

Swannington Road Coalville

Bettermove are proud to present this 2 bedroom terraced house in Coalville, available with no forward chain.

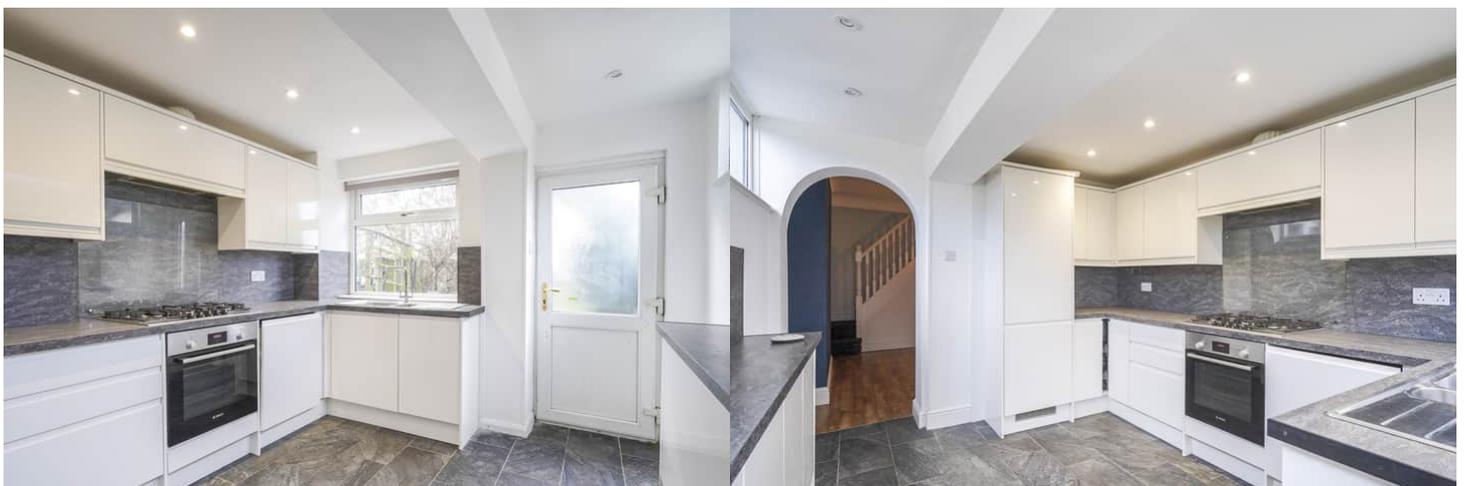
This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, dining room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, and the family bathroom, the loft room has been completed with two Velux windows, and eaves storage. Outside, the property boasts a brick built workshop, with power and lighting, alongside a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Coalville, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Loughborough Train Station, a variety of local bus routes, and quick access to the A42, leading to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Approx. Gross Internal Floor Area 1030 sq. ft / 95.67 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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