



58 Whitehill Road, Ellistown, Coalville, Leicestershire, LE671EL

MOORE  
& YORK



### Property at a glance:

- Victorian Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms & Kitchen
- Bathroom & WC
- Gas Central Heating & D\G
- No Upward Chain
- Easy Access Local Facilities
- Ideal First Time & Investment Buy.

£165,000 Freehold



Victorian three bedroom mid terraced home offering easy access to the local facilities of Ellistown and within a short drive of the Coalville town centre where a more comprehensive range of facilities are available. The property is being offered with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room, kitchen and bathroom and to the first floor three bedrooms and WC and stands with patio garden to front and further gardens to rear. The property would ideally suit the first time buyer and investment purchaser alike and we recommend a early viewing.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### LOUNGE

12' 10" x 11' 1" (3.91m x 3.38m) Radiator, UPVC sealed double glazed window, TV point, solid fuel burner set in exposed brick recess with hardwood surround.

#### DINING ROOM

12' 10" x 12' 0" (3.91m x 3.66m) Tiled floor, radiator cast iron fire surround, enclosed stairs leading to first floor accommodation, UPVC sealed double glazed window.



#### KITCHEN

9' 0" x 8' 10" (2.74m x 2.69m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, plumbing for washing machine, tiled floor, door to rear garden.

#### BATHROOM

9' 0" x 4' 11" (2.74m x 1.50m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled splash backs

#### FIRST FLOOR LANDING

Access to loft space

#### BEDROOM 1

13' 4" x 11' 0" (4.06m x 3.35m) Radiator, UPVC sealed double glazed window, cast iron fire surround.



## BEDROOM 2

12' 2" x 10' 1" (3.71m x 3.07m) Radiator, UPVC sealed double glazed window, cast iron fire surround.

## BEDROOM 3

9' 1" x 6' 11" (2.77m x 2.11m) Boiler cupboard, radiator, UPVC sealed double glazed window.

## CLOAKROOM

Low level WC and wash hand basin

## OUTSIDE

Patio garden to front, 80ft approx long garden to rear comprising patio, lawns and evergreen.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## TENURE

Freehold

## COUNCIL TAX BAND

North West Leicestershire A

## EPC RATING

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## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATIONJ

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



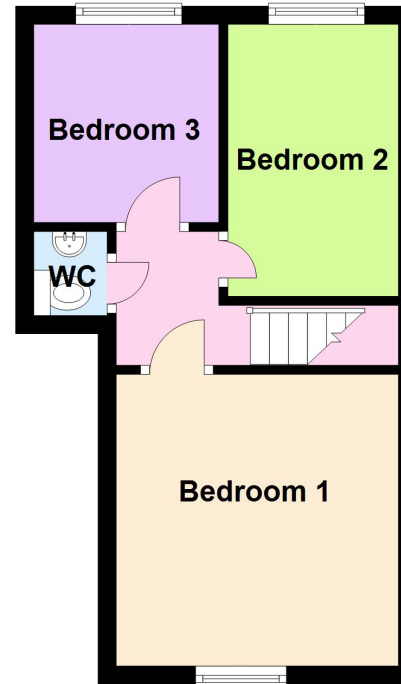
## Ground Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



## First Floor

Approx. 24.9 sq. metres (267.5 sq. feet)



Total area: approx. 58.9 sq. metres (634.1 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

