



Offers Over £105,000
7 Coronation Crescent
Leven, KY8 4BJ



DELMOR

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Coronation Crescent

Leven, KY8 4BJ

A well presented Mid-Terrace property in a fantastic location. Accommodation comprises: Hall, bright spacious lounge, Kitchen, two double bedrooms and remodelled family bathroom. Replacement roof, Enclosed well maintained front and rear gardens, driveway offering off street parking and Freshly decorated throughout. Close to a range of local amenities, schools, shops and leisure facilities, within walking distance to the High street, Beach and the new Leven Rail Link. Viewing strictly by appointment. An excellent First Time Buy opportunity.





Entry hallway

Entry to the property is through a panelled UPVC door with opaque glazed insets. The hallway gives access to the Lounge and stairs which rise to the upper level. Bright neutral decor.

Lounge

3.67m x 4.28m (12' 0" x 14' 1")

A well appointed spacious lounge with large bay window formation giving plentiful amounts of natural light, over looking the front enclosed garden. Two decorative alcoves offers display shelving with storage cupboards below. Display fire with marble style hearth. Light neutral decor throughout the room. Further door gives way to the kitchen.

Kitchen

3.52m x 2.43m (11' 7" x 8' 0")

Access to the kitchen is via a door from the lounge, offering a wide range of white floor and wall storage units with additional glass display cabinet and display corner shelving. Wipe clean work surfaces with inset sink, four burner gas hob with over head extractor fan and integrated oven. Plumbing for automatic washing machine and space for fridge freezer. Door giving access to rear hallway.

Rear Hallway

The rear hallway, off the kitchen houses a large understairs storage cupboard and gives access to the back garden through a half frosted glass solid wood door.

Bathroom

2.60m x 1.71m (8' 6" x 5' 7")

Remodelled family bathroom to the rear of the property. Suite comprises of bath with over head 'Mira shower', tasteful extended vanity unit houses the wash hand basin and low flush w/c. Modern chrome towel rail, Glass shower door. Window formation allows a substantial amount of natural light.

Bedroom One

4.22m x 3.00m (13' 10" x 9' 10")

A generous sized double bedroom to the front of the property over looking the front garden and street beyond. An abundance of natural light from the double window formations, a built-in wardrobe and large over stairs storage cupboard. Ample space for free standing furniture and the largest of beds. Light neutral decor with coving to the ceiling.





Bedroom Two

2.69m x 3.23m (8' 10" x 10' 7")

A good sized double bedroom with a large window allowing natural light and overlooking the well maintained enclosed rear garden. Two large built-in storage cupboards, light neutral decor.

Gardens

Enclosed front garden is laid to mono block paving with decorative chip stone edging and mono block pathway leading to the front door. Monoblock driveway offers off street parking. Fully enclosed back garden with access to the communal close that is shared with the neighbouring property. Mainly laid to decorative stones, flagstone paved seating area with various paved walkways to the bottom of the garden.

Heating and Glazing

Double Glazing and Gas Central Heating

Contact Details

Delmor Estate Agents
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Leven
KY8 4LA
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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

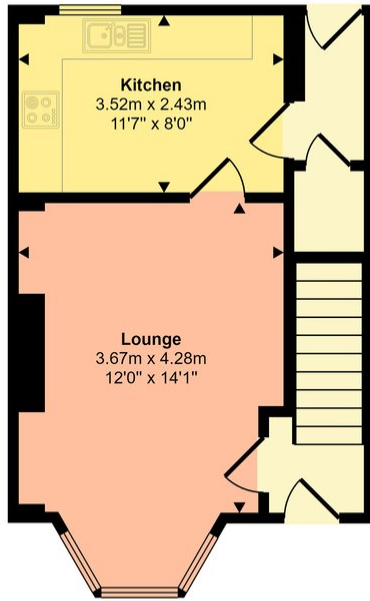
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FREE VALUATION

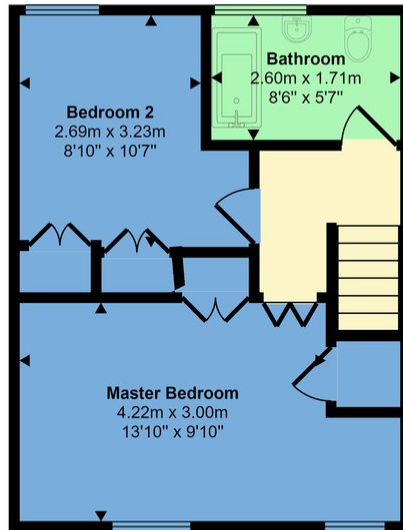
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
72 sq m / 774 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft



First Floor
Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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