



3a Birch Avenue, Whitwick, Coalville, Leicestershire. LE67 5GB

£250,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Spacious three-bedroom property ideal for first-time investment buyers, located in the popular northwest Leicestershire village of Whitwick, at the edge of Holly Hayes Wood. This property features a spacious kitchen diner and a large lounge. On the first floor, there are 3 good-sized bedrooms and a bathroom with a whirlpool bath. Additionally, there is a large attic room. Viewing is highly recommended to appreciate the size and location of the property.

Council tax band: B EPC rating: D

FEATURES

- Spacious 3 bedroom property
- Located edge of Holly Hayes Wood
- Spacious kitchen diner
- 3 good sized bedrooms
- Bathroom with whirlpool bath.
- Large Attic room
- Gas central heating
- uPVC double glazed windows and doors
- Enclosed garden
- Garden shed
- EPC Rating D
- Council Tax Band B
- FREEHOLD



ROOM DESCRIPTIONS

Entrance Hall

With doors to the sitting room and kitchen, and stairs to the first floor. AGENT'S NOTE: Vendor will replace the hall, stairs, and landing carpet with a color of the buyer's choice.

Kitchen

3.4m x 3m (11' 2" x 9' 10")

Solid wood fitted kitchen with a one-and-a-half bowl drainer sink and waste disposal unit. Appliances include a dishwasher, integrated oven, and four-ringed electric hob with extractor over, uPCV window to front aspect. Archway leading to the dining room.

Dining Room

6.1m x 2.4m (20' 0" x 7' 10")

A spacious room with matching solid wood fitted units, integral Bosch washing machine and tumble dryer, uPVC window to front aspect, radiator.

Sitting Room

5.35m x 3.5m (17' 7" x 11' 6")

An excellent-sized sitting room with patio doors leading out to the garden, featuring an Adams-style fire surround and marble hearth, electric coal effect heater, radiator, coving to ceiling, and carpeted floor.

Bedroom 1

5.35m x 3.5m (17' 7" x 11' 6")

Being larger than average, with fully fitted wardrobes, dressing table and drawers. uPVC double-glazed window to the rear aspect, radiator, pendant lighting and carpeted.

Bedroom 2

3.4m x 3m (11' 2" x 9' 10")

The room features a uPVC double-glazed window facing the front, a radiator, pendant lighting and carpeted flooring.

Bedroom 3

3.4m x 2.4m (11' 2" x 7' 10")

uPVC double-glazed window to the front aspect, radiator, wall-mounted Worcester boiler and stairs leading to a room in the roof.

Bathroom

Three piece bathroom suite with a whirlpool bath. Fully tiled with fitted units under the sink. uPVC frosted double-glazed window to the side aspect and heated towel radiator.

Attic room

5.35m x 5m (17' 7" x 16' 5")

Converted some years ago, this space is ideal for teenagers or for working from home. It benefits from two uPVC windows to the rear aspect, as well as electric light and power.



ROOM DESCRIPTIONS

Outside

A good-sized garden, mainly laid to lawn with a mature border enclosed by timber panelled fencing and benefiting from a garden shed.

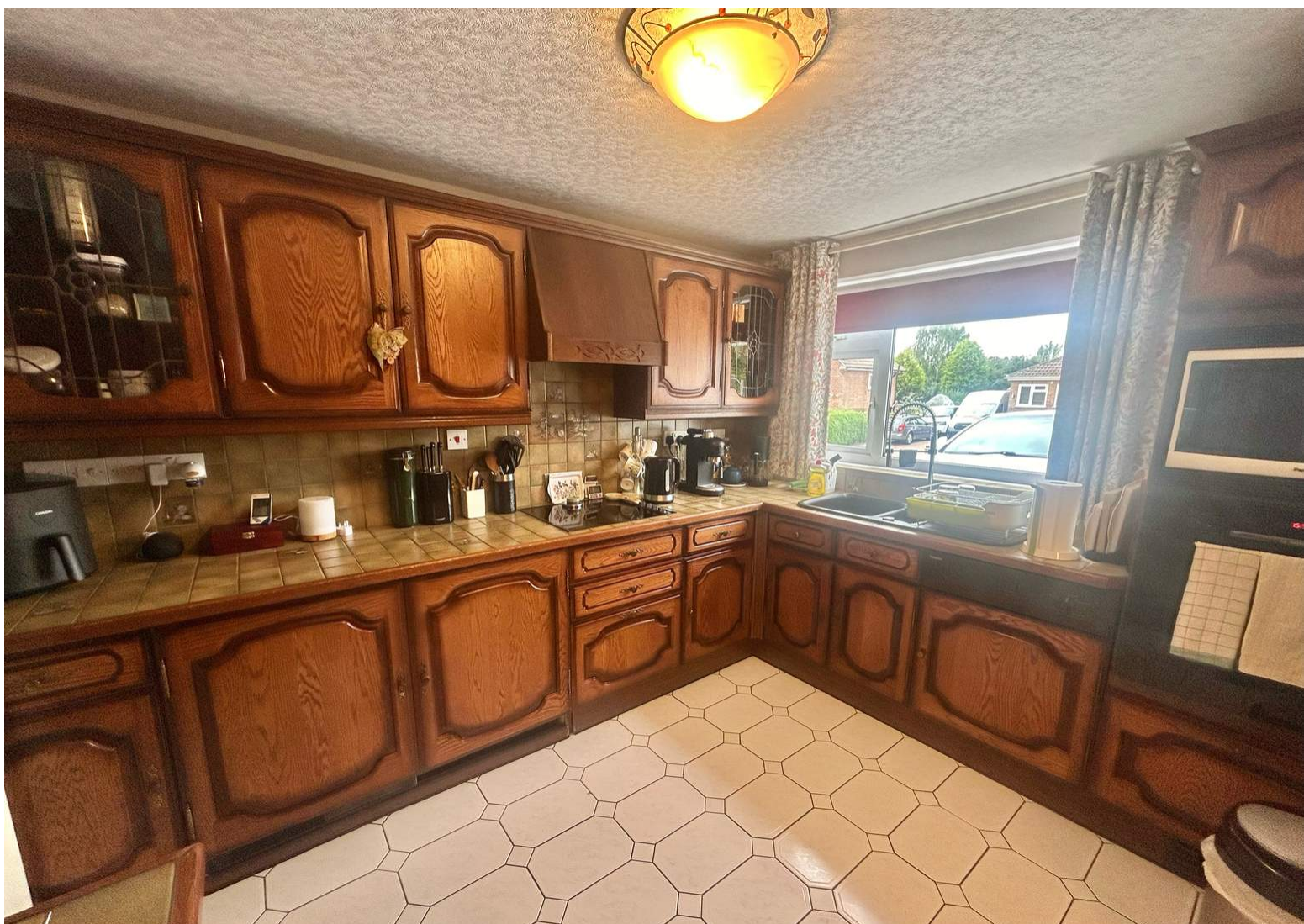
Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water, sewerage. Broadband speeds are standard 7mbps, superfast 37mbps and Ultrafast 1000mbps. Mobile signal strengths are high for O2 and medium strengths for EE, Three and Vodafone.

Legal Information

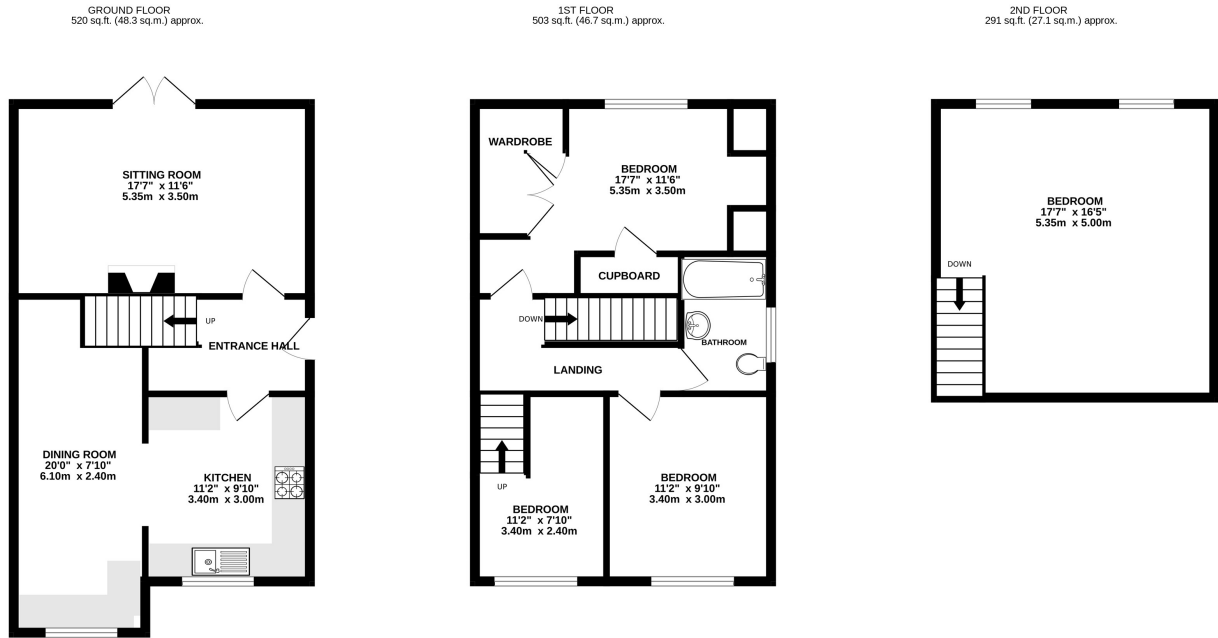
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FLOORPLAN & EPC



3A BIRCH AVENUE, WHITWICK, COALVILLE, LE67 5GB

TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	