



**75 Berrisford Street, Coalville, Leicestershire. LE67 3PT**

**£160,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Don't miss out on this beautifully presented two-bedroom terraced property, perfect for first-time buyers, downsizers, or investors. Both bedrooms are generously sized doubles, and the modern upstairs bathroom features both a separate shower and a full-size bath—ideal for comfort and convenience. Downstairs, the property boasts a spacious lounge complete with a feature fireplace, creating a cosy and inviting atmosphere. To the rear, a stylish kitchen diner opens out through French patio doors onto the garden, offering a fantastic space for entertaining or relaxing. The rear garden is a true highlight—mainly laid to lawn with a patio seating area and surrounded by mature trees and bushes that offer a peaceful and private outdoor retreat. Viewing is highly recommended to fully appreciate all this lovely home has to offer! Available with NO CHAIN.

EPC Rating D      Council Tax Band A

## FEATURES

- Two Bedroom Terrace Property
- Open Plan Kitchen Diner
- Lounge with Fireplace
- Two Double Bedrooms
- Private Rear Garden
- NO CHAIN
- EPC Rating D
- Council Tax Band A



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

3.52m x 3.18m (11' 7" x 10' 5")

Accessed directly from the front door, this welcoming lounge features a large UPVC window to the front aspect, allowing for plenty of natural light. A charming feature fireplace acts as the focal point of the room, complemented by built-in shelving on either side—perfect for display or storage. The space is finished with stylish wooden flooring and pendant lighting, creating a warm and inviting atmosphere. The lounge flows seamlessly through to the kitchen diner, enhancing the sense of space and connectivity.

#### Hallway

Accessed through an archway from the lounge, with laminate flooring and under-stairs storage cupboard.

#### Kitchen Diner

3.57m x 3.18m (11' 9" x 10' 5")

Entered from the lounge, this bright and spacious kitchen diner is both stylish and practical, ideal for modern family living. The kitchen is fitted with a range of white wall and base units, complemented by solid oak worktops and a stainless steel sink and drainer unit. Integrated appliances include a gas hob with extractor hood above and an electric oven below. A radiator provides warmth, while a UPVC door offers direct access to the rear garden from the kitchen area. The dining space benefits from a useful built-in storage cupboard and is flooded with natural light thanks to UPVC French patio doors, which open out onto the garden—perfect for entertaining or enjoying meals with a view. Also stairs leading to the first floor.

### First Floor

#### Landing

Stairs rise to a spacious landing with laminate flooring, carpeted treads, spotlights, and access to the roof space. Power sockets fitted. Provides access to both bedrooms and bathroom.

#### Bedroom One

3.5m x 3.1m (11' 6" x 10' 2")

A spacious double bedroom accessed from the landing, featuring a large UPVC window to the front aspect that allows for plenty of natural light. The room is finished with wooden flooring and pendant lighting, offering a clean and contemporary feel.





## ROOM DESCRIPTIONS

### Bedroom Two

3.29m x 2.44m (10' 10" x 8' 0")

A well-proportioned bedroom featuring a UPVC window to the rear aspect, offering pleasant views and natural light. The room includes a built-in storage cupboard/wardrobe space for added convenience and is finished with cosy carpeting and pendant lighting, creating a comfortable and inviting atmosphere.

### Bathroom

1.66m x 2.38m (5' 5" x 7' 10")

A well-appointed bathroom fitted with a modern three-piece suite comprising a bath, a separate freestanding shower, a low flush WC, and a hand wash basin set within a vanity unit for added storage. A UPVC window to the rear aspect provides natural light, while wooden flooring adds a touch of warmth and style to the space.

### Outside

#### Rear Garden

The rear garden offers a generous outdoor space, mainly laid to lawn with a slabbed area at the back—ideal for garden furniture and outdoor entertaining. Mature trees and bushes provide a sense of privacy, creating a peaceful and secluded atmosphere. The garden is fully enclosed with a combination of timber fence panels and a wall, offering both security and charm.

### Agents Notes

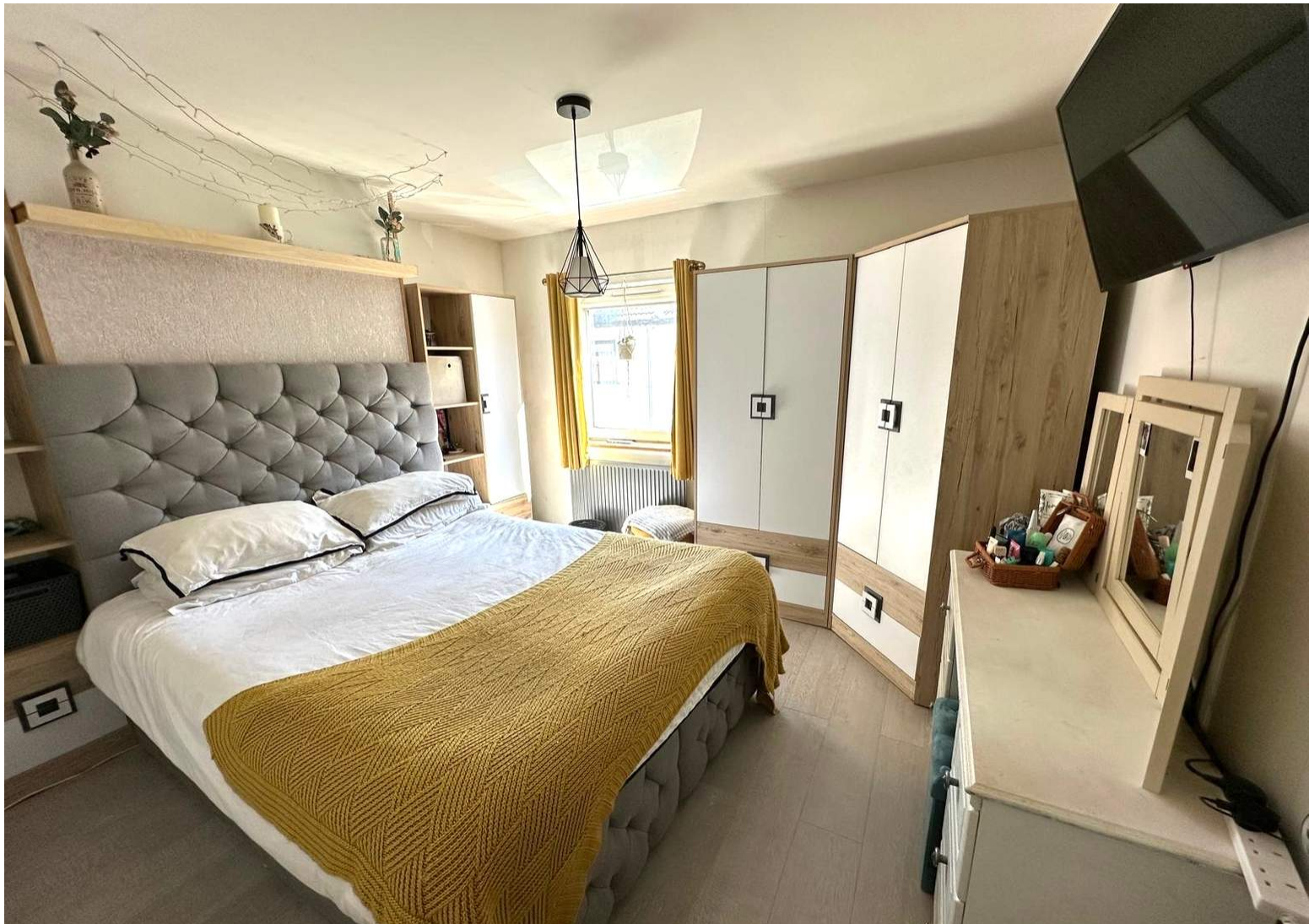
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 8mbps and superfast 80mbps. Mobile signal strengths are strong for O2 and EE and medium for Vodafone and Three.

### Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.





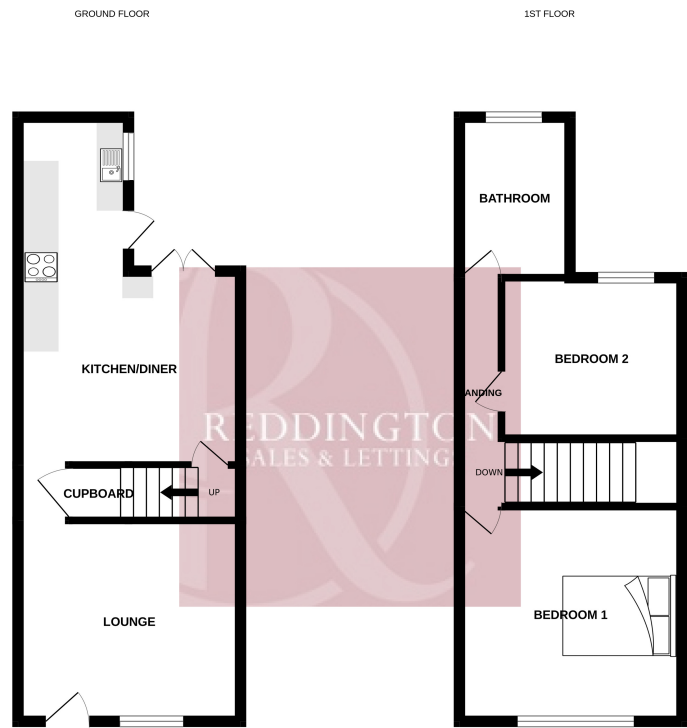








FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of this 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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