



Broom Leys Road
Coalville
Leicestershire
LE67 4DA

Offers In Excess Of £215,000

bettermove

Broom Leys Road Coalville

Bettermove are proud to present this 3 bedroom semi-detached house in Coalville.

This property benefits from double glazing, solar panels and gas central heating throughout, with off road parking available via the driveway.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/dining room and family bathroom on the ground floor. The first floor consists of three bedrooms. The exterior boasts an outbuilding, currently used as an office space, and a private rear garden, with both decking and lawn, perfect for enjoying the summer months.

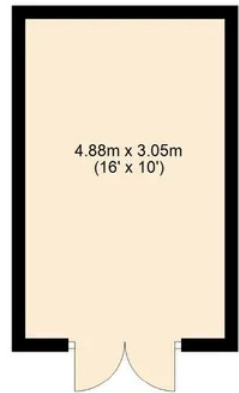
Located in the popular town of Coalville, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Loughborough Railway Station, a variety of bus routes and close access to the A511.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



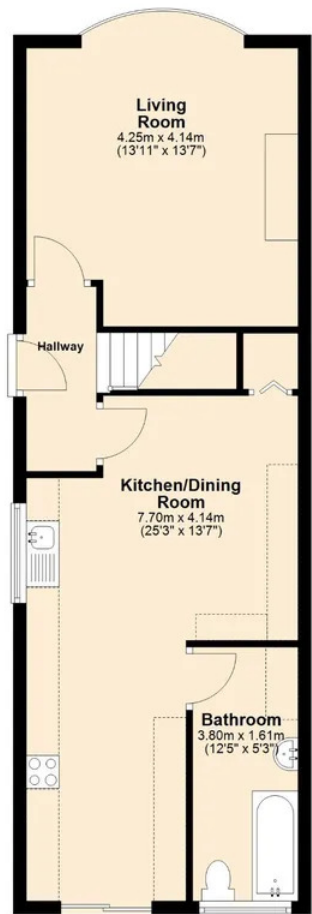
Outdoor studio/office

Approx. 14.9 sq. metres (160.0 sq. feet)



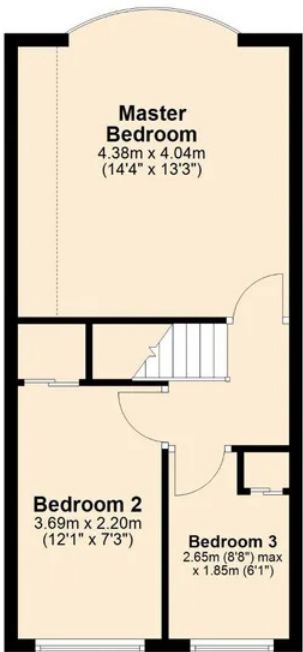
Ground Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(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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