



206 Talbot Street, Whitwick, Coalville, Leicestershire. LE67 5AZ

£135,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this traditional 2 DOUBLE BEDROOM TERRACE PROPERTY, which is located in a desirable area of Whitwick and on the border of the village of Thringstone. The property does require internal modernisation, however is an ideal first time buy/buy to let and is being sold with NO UPWARD CHAIN. Ground floor comprises; lounge, spacious kitchen/diner and bathroom. To the first floor, there are 2 good sized double bedrooms. Externally, there is a low maintenance rear courtyard with storage shed as well as a garage and off road parking for 2 cars.

EPC awaited, Council tax band A.

## FEATURES

- Village location with amenities
- 2 bedroom
- Terraced property
- Off road parking for 2 cars
- Garage
- 2 double bedrooms
- EPC awaited



## ROOM DESCRIPTIONS

### Front

Traditional terrace frontage with the benefit of a fenced front courtyard which is block paved and slabbed.

### Lounge

3.39m x 2.75m (11' 1" x 9' 0") A good sized living area with UPVC double glazed window to the front, heating radiator, wood effect flooring and ceiling pendant lighting.

### Kitchen/Diner

3.38m x 3.67m (11' 1" x 12' 0") A spacious kitchen/dining area with UPVC double glazed window to the rear, part tiled walling, matching wall and base units with worktop over, single bowl sink and drainer, integrated extractor, space and plumbing for washing machine, wood effect laminate flooring and ceiling pendant lighting.

### Bathroom

1.51m x 0.88m (4' 11" x 2' 11") A good sized bathroom with UPVC double glazed window to the side, part tiled walling, heating radiator, panelled bath with wall mounted shower head, WC, hand wash basin and ceiling pendant lighting.

### Stairs & Landing

Stairs leading up from the ground floor. Landing giving access to both bedrooms.

### Bedroom 1

3.01m x 2.76m (9' 11" x 9' 1") A good sized double with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

### Bedroom 2

3.39m x 3.68m (11' 1" x 12' 1") A good sized double with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

### Rear Courtyard

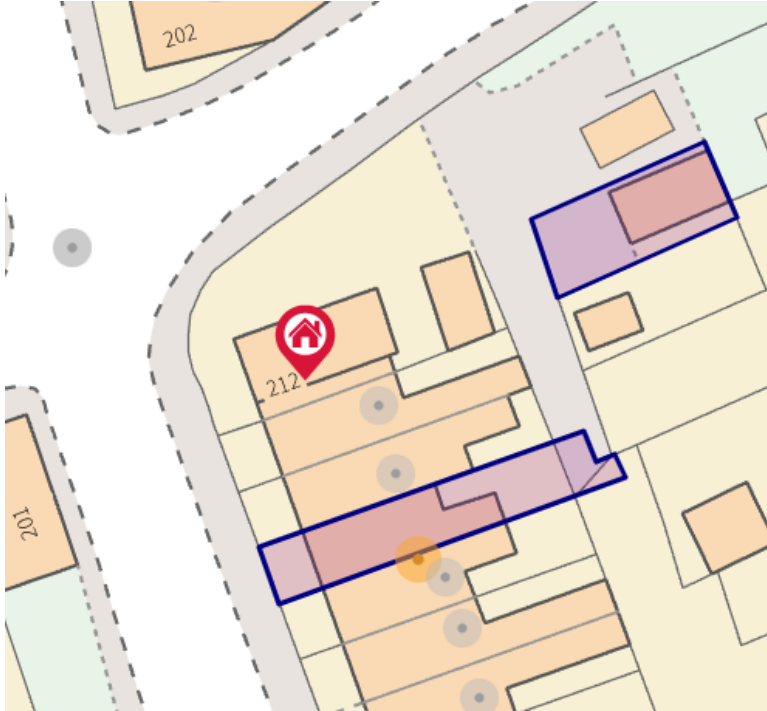
To the rear is a well maintained rear courtyard with slabbed patio, fenced boundaries and access to a storage shed.

### Legals

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 of 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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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