



7 Snibston Court, Ashby Road, Coalville, Leicestershire. LE67 3JZ

50% SHARED EQUITY PRICE £90,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

New to the market on Snibston Court, this well-presented two-bedroom home offers an excellent opportunity for either 50% EQUITY SHARE with Platform Housing or potential for staircasing to own outright. Ideally situated close to local amenities, the property features a light and welcoming sitting room, a spacious breakfast kitchen with French doors opening onto a private rear garden with patio, and the added convenience of a ground floor WC. Upstairs, two bedrooms and a modern bathroom provide comfortable accommodation, with the principal bedroom benefiting from a useful recess for storage or dressing space. Outside, the property boasts two side-by-side parking spaces and a beautifully maintained garden perfect for relaxing or entertaining. Whether you're stepping onto the property ladder or looking for a smart, low-maintenance home, this attractive property is a fantastic find.

EPC Rating C Council Tax Band B

FEATURES

- 50% EQUITY SHARE
- Rent & Service Charges = £283.50 a month
- Two Bedroom End Terrace Property
- Breakfast Kitchen With French Doors Onto Garden
- Shared Ownership Or Full Ownership
- Close to Local Amenities
- Off Road Parking for 2 Cars
- Well Presented Throughout
- Ground Floor WC
- Council Tax Band B
- EPC Rating C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

1.34m x 1.33m (4' 5" x 4' 4")

Property is entered via a UPVC double glazed panel door into the entrance hall with vinyl flooring, radiator, stairs rising to the first-floor landing, smoke alarm, electric consumer unit, and thermostatic control for the gas central heating. Ceiling pendant lighting.

Sitting Room

3.03m x 4m (9' 11" x 13' 1")

A light and airy reception room with a uPVC double-glazed window to the front aspect, double panel radiator, TV aerial point, telephone point, ceiling pendant lighting, and carpeted flooring.

Breakfast/Dining Kitchen

4.07m x 2.57m (13' 4" x 8' 5")

A good-sized breakfast kitchen fitted with matching base and eye-level units, contrasting worktops, and tiled splashbacks. Inset stainless steel one-and-a-half bowl drainer sink with mixer tap, wall-mounted Worcester boiler, freestanding electric oven and grill with extractor fan over, space for a freestanding fridge/freezer, plumbing for a washing machine, and space for a slimline dishwasher. Spotlights to the ceiling, radiator, vinyl flooring, uPVC double-glazed window to the rear aspect, and uPVC double-glazed French doors opening onto the patio area.

Ground Floor WC

1.51m x 0.89m (4' 11" x 2' 11")

Low flush WC, wall-mounted wash basin with hot and cold taps and tiled splashback, extractor fan, ceiling light, radiator, and vinyl flooring.

First Floor

Landing

Carpeted with pendant lighting and loft access.

Bedroom One

3.1m (plus recess ideal for dressing table/wardrobe space) x 3.58m (10' 2" x 11' 9")

UPVC double-glazed window to the front aspect, radiator, built-in storage cupboard, pendant lighting, and carpeted flooring.

Bedroom Two

3.09m x 1.93m (10' 2" x 6' 4")

uPVC double-glazed window to the rear aspect, radiator, pendant lighting, and carpeted flooring.

Bathroom

2.04m x 1.86m (6' 8" x 6' 1")

Fitted with a low flush WC, pedestal wash basin with tiled splashback, panelled bath with shower over, tiled surround, extractor fan, ceiling light, radiator, frosted uPVC double-glazed window, and vinyl flooring.

Outside

The property benefits from two side-by-side car parking spaces to the front, accessed via a garden path with mature shrubs and a gated side entrance. The rear garden is well-maintained, enclosed by timber panel fencing, and offers a good-sized patio area, garden shed, outside lighting, and established borders.



ROOM DESCRIPTIONS

Tenure

The property is currently offered on a 50% shared ownership basis with Platform Housing Association. However, we are informed that 100% of the property is available to purchase outright, with the option to staircase ownership if desired.

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 15mbps, superfast 285mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and Vodafone and medium for EE.

We have been advised by the vendor of the property that there is potential to own a higher percentage or purchase the property outright subject to approval from Platform Housing.

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.

Shared Ownership Criteria

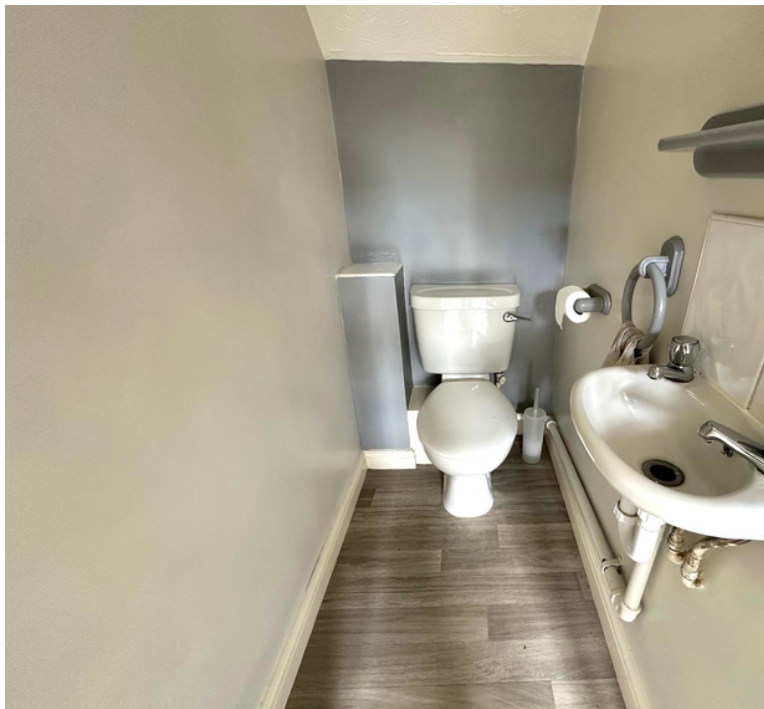
The Shared Ownership scheme is available if both of the following apply to you:

- Your household income is below £80,000 a year. The threshold increases to £90,000 if you're buying in London.
- You cannot afford the deposit and mortgage payments for your property of choice.

One of the following statements must also be true:

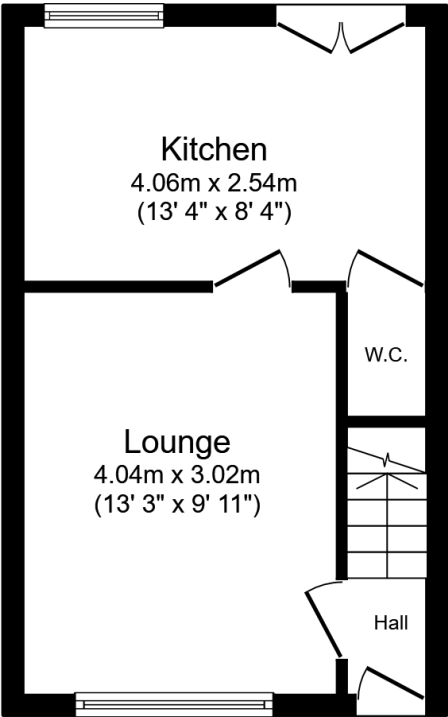
- You're a first-time buyer
- You used to own a home but can't afford to buy now
- You're forming a new household - typically after a relationship breakdown
- You're already part of the Shared Ownership scheme but want to move
- You own a home and want to move but can't afford the new home that meets your needs

If you meet all of these requirements, Shared Ownership may be the ideal route for you to start your home ownership

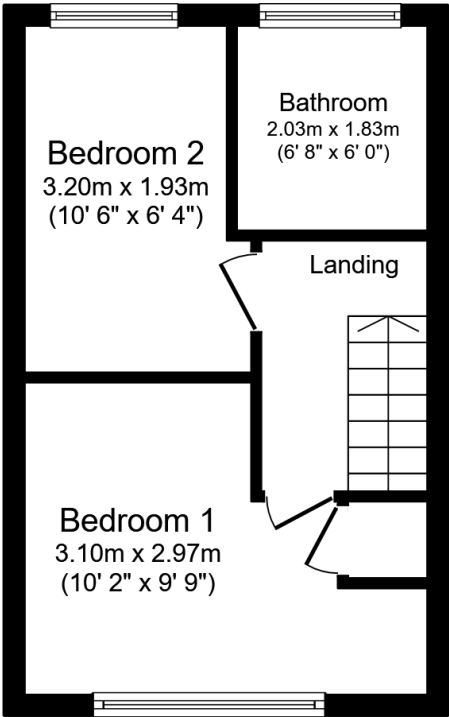




FLOORPLAN & EPC



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

