

FOR
SALE



Leicester Road, Ravenstone, Coalville, Leicestershire LE67 2JR

£83,000 - Leasehold

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PROPERTY DESCRIPTION

40% Shared Ownership - On offer with this end town house which provides an excellent opportunity for a first time buyer! The immaculate accommodation comprises, entrance hall, down stairs wc, fitted dining kitchen, first floor landing, two double bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with off road parking to the front and private gardens to the rear. Internal viewing comes highly recommended with NO UPWARD CHAIN

POINTS OF INTEREST

- *End Town House*
- *Two Bedrooms*
- *Lounge*
- *D/S WC*
- *Fitted Dining Kitchen*
- *Family Bathroom*
- *No Upward Chain*
- *40% Shared Ownership*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect and stairs to first floor landing.

Lounge

16' 3" x 10' 10" (4.95m x 3.30m) UPVC double glazed window to the front/side aspect, under stairs cupboard and radiator.

Downstairs WC

UPVC double glazed window to the side aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and heated towel rail.

Fitted Dining Kitchen

14' 4" x 9' 11" (4.37m x 3.02m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine, ceiling spot lights and radiator.

First Floor

First Floor Landing

Loft access.

Bedroom One

14' 5" x 12' 2" max (4.39m x 3.71 m max) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

Bedroom Two

14' 5" x 8' 10" (4.39m x 2.69m) Two UPVC double glazed window to the rear aspect and radiator.

Bathroom

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and part tiled walls.

Front Garden

There is a garden area with off road parking.

Rear Garden

To the rear of the property there are attractive private laid to lawn gardens with patio area and side access.

Additional Notes:

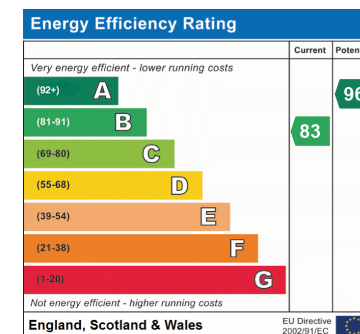
Council tax band B (North West Leicestershire District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

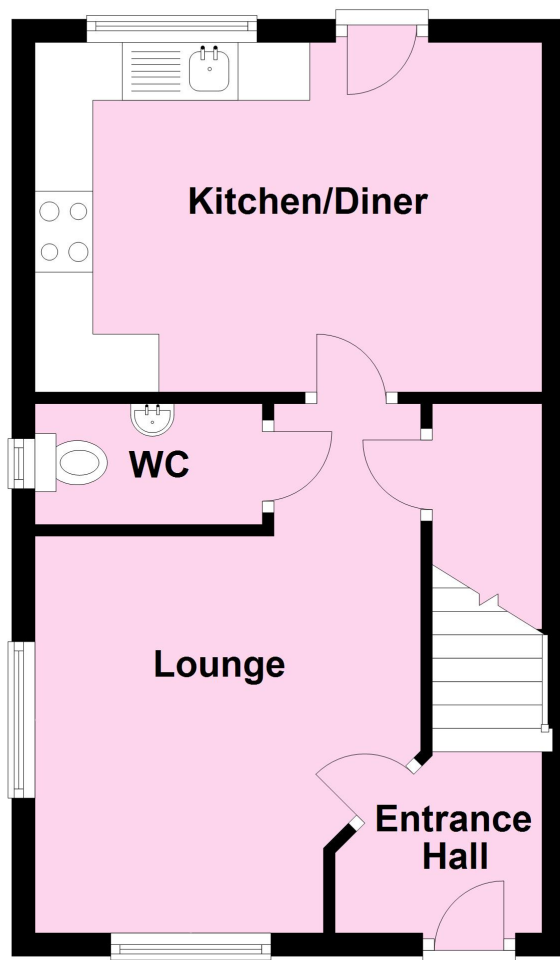
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



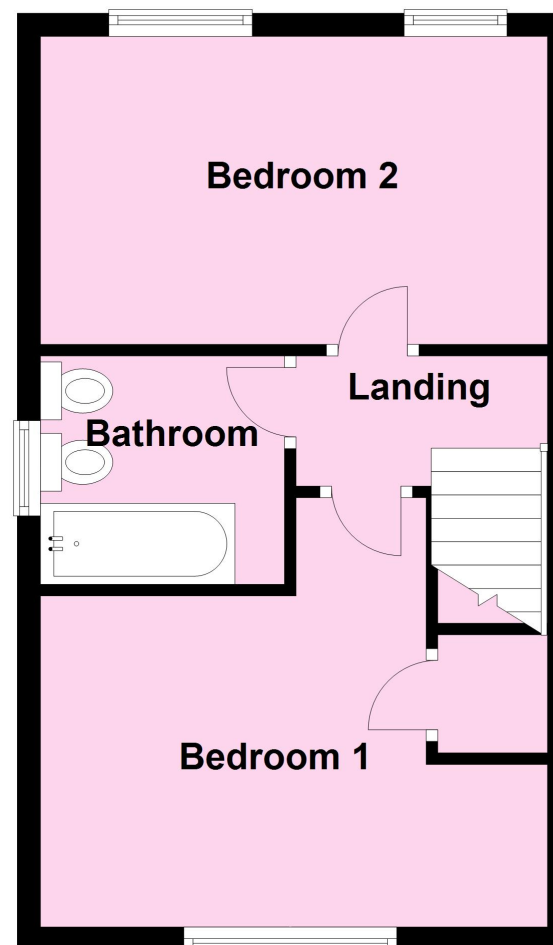
Ground Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 67.5 sq. metres (726.3 sq. feet)

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