



21 Forest Road, Coalville, Leicestershire. LE67 3SL

£150,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

IDEAL FIRST TIME BUY/BUY TO LET. Reddington Sales & Lettings are pleased to bring to market this 3 BEDROOM MID TERRACE property which is located within close proximity to Coalville town along with excellent road work links. The property features impressive open plan living on the ground floor along with a fitted kitchen and large shower room. To the first floor are 3 good sized bedrooms. To the rear is a large and well maintained garden with an original brick built storage shed. Viewing is highly recommended to appreciate!

EPC awaited, Council tax band A.

FEATURES

- Traditional mid terrace
- Well maintained rear garden
- Open plan living/diner
- 3 bedrooms
- Ideal first time buy/buy to let
- EPC awaited
- Close to Coalville Town
- Excellent road links A50, M1, M42



ROOM DESCRIPTIONS

Front

A traditional frontage with a small brick walled courtyard with hand gated access.

Open Plan Lounge/Diner

3.44m x 8.59m (11' 3" x 28' 2") An impressive, bright and airy living space with UPVC double glazed windows to the front and rear, feature electric fireplace with surround, heating radiators, wall lighting, ceiling pendant lighting, stairs leading to the first floor, carpeted and double doors leading into the kitchen.

Kitchen

1.66m x 2.64m (5' 5" x 8' 8") A selection of matching wall and base units with worktop over, single bowl sink and drainer with mixer tap, integrated electric oven, integrated gas hob and extractor hood, UPVC double glazed window to the side, ceiling pendant lighting and tiled flooring.

Shower Room

A good sized ground floor shower room with UPVC double glazed frosted window to the rear, double step in shower enclosure with sliding doors and wall mounted shower, tiled walling, WC, hand wash basin, vanity storage, tiled flooring, wall mounted heated towel rail and ceiling spotlights.

Stairs & Landing

Carpeted stairs leading up from the ground floor. Landing giving access to bedrooms 1 and 2 with ceiling pendant lighting.

Bedroom 1

3.43m x 3.64m (11' 3" x 11' 11") An impressive sized double room with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

3.45m x 3.87m (11' 4" x 12' 8") A great sized double bedroom with UPVC double glazed window to the rear, over stairs storage, heating radiator, ceiling pendant lighting with fan and carpeted.

Bedroom 3

1.82m x 2.81m (6' 0" x 9' 3") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting, storage cupboard and carpeted.

Rear Garden

A very good sized rear garden with original brick built storage shed, slabbed patio, planted sleeper beds, lawned areas and fenced boundaries.

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.



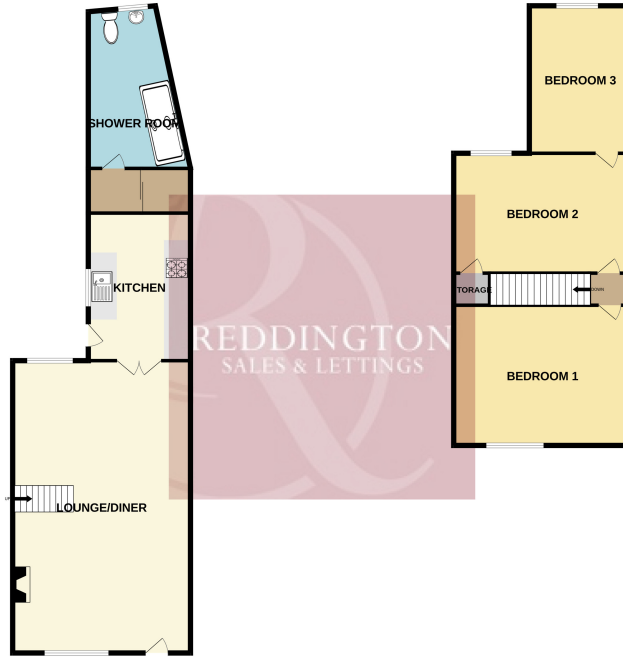




FLOORPLAN

GROUND FLOOR

1ST FLOOR



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