



£125,000 Freehold

SOLD STC



## PROPERTY DESCRIPTION

IDEAL FIRST TIME BUY/BUY TO LET. Reddington Sales and Lettings are pleased to bring to market this well presented 2 DOUBLE BEDROOM TERRACE property, which is available to purchase with NO UPWARD CHAIN. The property features 2 good sized reception rooms on the ground floor as well as a fitted kitchen with modern units and then 2 double bedrooms and a bathroom on the first floor. You are also conveniently located within walking distance of Coalville town centre as well as excellent road work links for commuting. To the rear is a large and low maintenance garden.

EPC rating D, Council tax band A.

## FEATURES

- 2 Reception Rooms
- 2 double bedrooms
- NO UPWARD CHAIN
- Easy reach of A511 A512 M1 ( J22) M42 (J13)  
Close to Coalville Ashby Loughborough
- Walking distance to Coalville centre
- Ideal first time buy/buy to let



## ROOM DESCRIPTIONS

### Front

Traditional terrace frontage with side alleyway access round to the back courtyard and garden.

### Reception Room 1

3.59m x 3.68m (11' 9" x 12' 1") A good sized front reception room with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

### Reception Room 2

3.62m x 4.59m (11' 11" x 15' 1") A good sized and bright second reception room with a UPVC double glazed window to the front, gas fireplace with hearth and surround, stairs leading up to the first floor, heating radiator, ceiling pendant lighting and carpeted.

### Kitchen

1.82m x 4.12m (6' 0" x 13' 6") A large kitchen fitted with a selection of modern units with worktop over. With UPVC double glazed windows to the side and rear, single bowl sink and drainer with mixer tap, space and plumbing for washing machine and dryer, space for upright fridge/freezer, ceiling pendant lighting, vinyl flooring and door leading out the rear.

### Stairs & Landing

Carpeted stairs leading up from the second reception room. Landing with ceiling pendant lighting and access to both bedrooms.

### Bathroom

1.84m x 2.07m (6' 0" x 6' 9") Situated on the first floor there is a panelled bath with wall mounted shower head, WC, hand wash basin, part tiled walling, ceiling pendant lighting and vinyl flooring. There is also access to a small cupboard where the Ideal boiler is located.

### Bedroom 1

4.01m x 3.64m (13' 2" x 11' 11") A large double bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

### Bedroom 2

4.15m x 3.63m (13' 7" x 11' 11") A very large double bedroom with UPVC double glazed window to the rear, heating radiator, over stairs storage, ceiling pendant lighting, carpeted and access to the modern Ideal boiler and bathroom.

### Rear Garden

A large, yet low maintenance rear garden with slabbed patio areas, raised planted borders and fenced boundaries. Immediately outside the back door is a small slabbed courtyard with gated access to the rear garden.



## ROOM DESCRIPTIONS

### 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.







# EPC

