

FOR
SALE



Fox Leys Drive, Coalville, Leicestershire LE67 4AE

£56,100 - Leasehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Affordable Step On The Property Ladder! - Don't miss out with this mid town house available under the shared ownership basis. The property offers spacious accommodation throughout comprising of, entrance hall, down stairs wc, under stairs storage, lounge/diner, fitted kitchen, first floor landing, three well proportioned bedrooms, family bathroom with shower over bath and airing cupboard with further storage. The property benefits from UPVC double glazed windows, gas fired central heating to radiators (new Worcester Bosch boiler April 22). Low maintenance garden to rear with rain water harvest system, shed and off road parking to the front for two cars! Internal viewing essential! Call for further details and to book your viewing!

POINTS OF INTEREST

- *Modern Town House*
- *Three Bedrooms*
- *Lounge/Diner*
- *Fitted Kitchen*
- *D/s WC*
- *Gardens*
- *Family Bathroom*
- *ORP*
- *Viewing Essential*
- *30% Shared Ownership*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Door to front aspect, under stairs cupboard, cloak cupboard, stairs to first floor landing and radiator.

Down Stairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

Lounge/Diner

15' 9" x 15' 2" (4.80m x 4.62m) Double glazed door to rear aspect, UPVC double glazed window to rear aspect and two radiators.

Fitted Kitchen

9' 0" x 8' 8" (2.74m x 2.64m) UPVC double glazed window to front aspect, being fitted with a range of wall and base units with built in "Bosch" oven, hob, extractor, sink/drainers, plumbing for washing machine.

First Floor

First Floor Landing

Loft access (part boarded loft), built in airing cupboard and radiator.

Bedroom One

12' 0" x 9' 4" (3.66m x 2.84m) Two UPVC double glazed windows to front aspect, over stairs cupboard and radiator.

Bedroom Two

11' 11" x 10' 3" (3.63m x 3.12m) UPVC double glazed window to rear aspect and radiator.

Bedroom Three

11' 11" x 6' 9" (3.63m x 2.06m) UPVC double glazed window to rear aspect and radiator.

Family Bathroom

Being fitted with three piece suite comprising low level wc, hand wash basin, bath with shower over and chrome towel rail.

Front Garden

To the front of the property there are two off road parking spaces.

Rear Garden

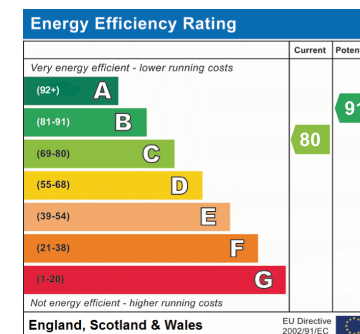
To the rear of the property there are low maintenance gardens with shed and gated rear access.

Additional Information

Rent £238.02

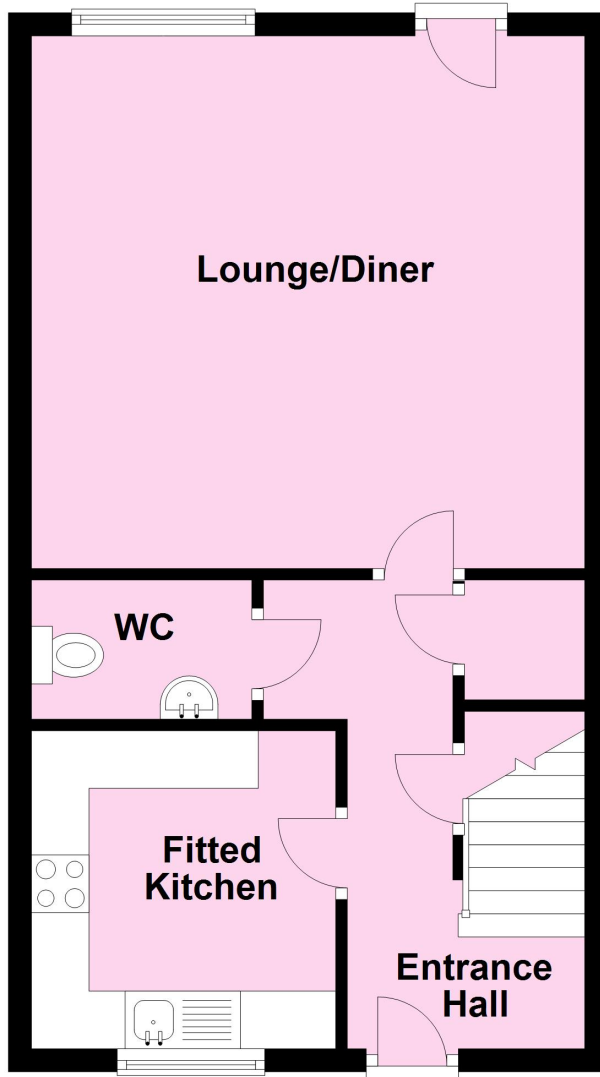
Service charge £27.02

Lease 99 years from 24th June 2013



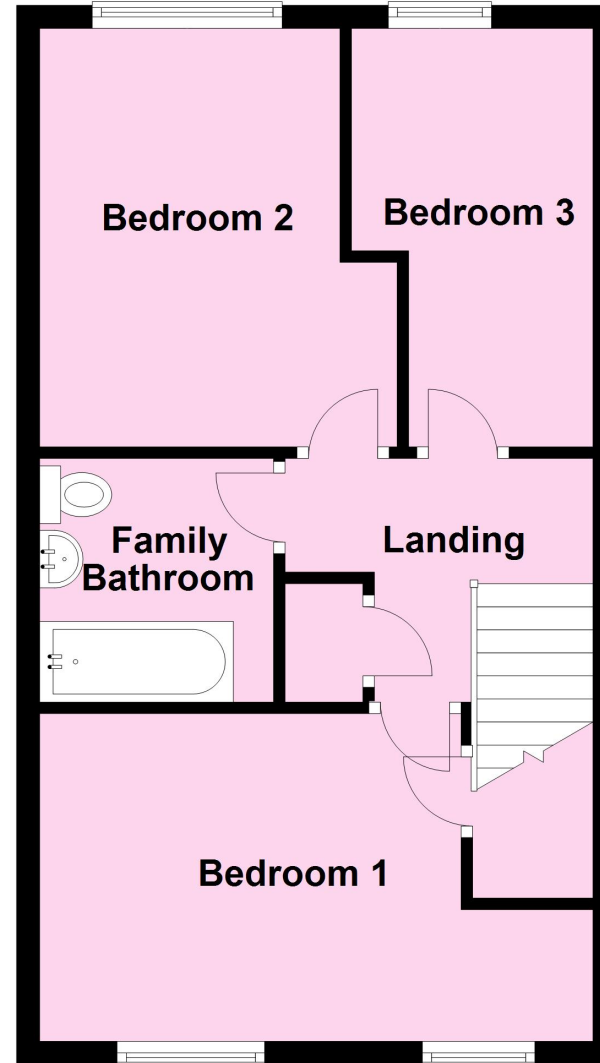
Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 84.4 sq. metres (908.3 sq. feet)