



27 Standard Hill, Hugglescote, Coalville, Leicestershire. LE67
3HN

£165,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

DEAL FIRST TIME BUY/BUY TO LET! Reddington Sales & Lettings are pleased to bring to market this 2 DOUBLE BEDROOM end of terrace property, which is located in the popular village of Hugglescote with local amenities nearby and countryside walking on the doorstep! The property offers spacious living throughout with the ground floor comprising; 2 large reception rooms and a kitchen. To the first floor are 2 double bedrooms and a large bathroom. Externally, there is a large and low maintenance garden to the rear, ideal for entertaining!

EPC awaited, Council tax band A. Tenure- Freehold

FEATURES

- 2 double bedrooms
- End of terrace
- Upstairs bathroom
- Large garden to rear
- 2 reception rooms
- Ideal first time buy/buy to let
- EPC awaited
- Council Tax Band A
- Tenure- Freehold
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Front

A traditional frontage with a small gravelled section to the front and outside solar front door lighting.

First Reception Room

3.45m x 3.46m (11' 4" x 11' 4") A spacious front reception room with access from the front, uPVC double glazed window to the front, fireplace and surround, wall lighting, meter cupboard access, heating radiator, ceiling pendant lighting and wood effect flooring.

Second Reception Room

3.56m x 3.63m (11' 8" x 11' 11") A large second reception with uPVC double glazed window to the rear, ceiling pendant lighting, stairs leading up to the first floor, access to under stairs storage cupboard, access through to the kitchen and carpeted.

Kitchen

2.12m x 4.59m (6' 11" x 15' 1") A good sized kitchen which is fitted with a selection of wall and base units with worktop over. With uPVC double glazed window to the side, door to the side and French doors leading out to the rear. With a single bowl sink and drainer with mixer tap, space and plumbing for washing machine, tiled splashbacks, ceiling pendant lighting and vinyl flooring.

Stairs & Landing

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

Bathroom

3.13m x 2.67m (10' 3" x 8' 9") A spacious upstairs bathroom fitted with a white three piece suite consisting of panelled bath, WC and hand wash basin. Access to cupboard, large uPVC double glazed opaque window to the rear, extractor and ceiling pendant lighting

Bedroom 1

3.61m x 3.48m (11' 10" x 11' 5") Large double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

3.57m x 3.64m (11' 9" x 11' 11") Double sized bedroom with uPVC double glazed window to the rear, access to over stairs storage, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A large, low maintenance and enclosed rear garden. The extensive slabbed patio is ideal for entertaining! There is also outside security lighting as well as fenced and gravelled borders.

Agents Note

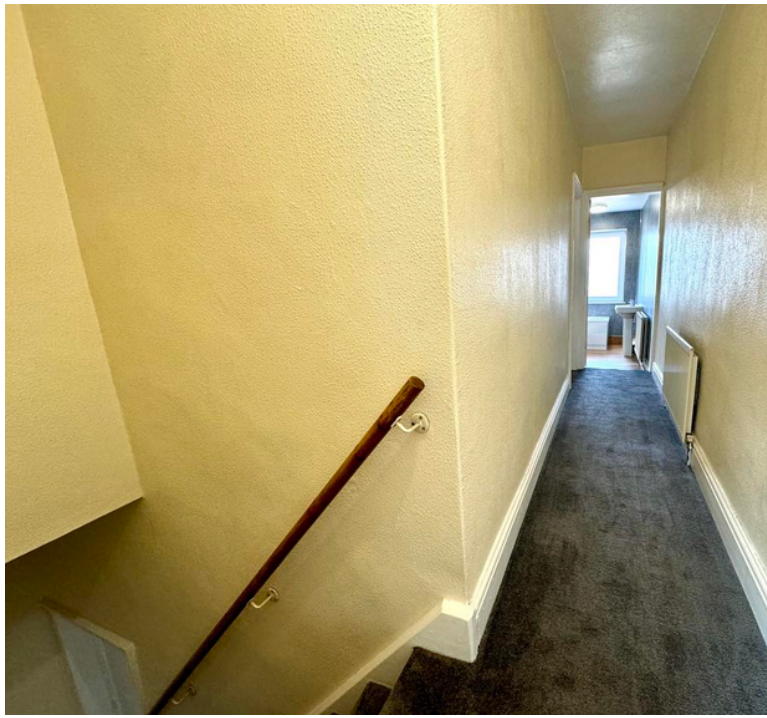
This property is believed to be of standard built construction. The property is connected to mains gas, electricity, water and sewerage. Broadband strengths are (standard 30mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2 and Vodafone, medium strength for EE and weak strength for Three.

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



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