



31 James Street, Coalville, Leicestershire. LE67 3BX

£150,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This spacious and beautifully maintained two-bedroom terraced home offers modern living across two well-proportioned floors, ideally suited to first-time buyers and investors alike. Boasting two generous reception rooms, a bright and airy kitchen with direct garden access, and a stylish, fully tiled family bathroom with both a bath and separate shower, the property combines comfort with practicality. Both double bedrooms offer excellent space, while the low-maintenance rear garden—complete with a summer house and storage shed—provides the perfect setting for outdoor relaxation or entertaining. Located within easy reach of local amenities, schools, and transport links, this move-in-ready home is a must-see.

EPC Rating E Council Tax Band A

FEATURES

- Two Bedroom Terrace Property
- Low Maintenance Garden to Rear
- Close to Local Amenities
- Two Double Bedrooms
- Spacious Reception Rooms
- Bathroom With Bath & Separate Shower
- EPC Rating E
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Reception Room One

3.67m x 3m (12' 0" x 9' 10")

Entered via a recently fitted UPVC double glazed door into the front reception room. This welcoming space benefits from a UPVC double glazed window to the front aspect, laminate flooring, a cupboard housing the gas and electric meters, a secondary storage cupboard with floating shelving, and pendant lighting. Double doors open into:

Reception Room Two

3.67m x 3.66m (12' 0" x 12' 0")

The second reception room provides flexible use as a dining room or second living area, with a UPVC double glazed window to the rear aspect, laminate flooring, pendant lighting, and access to the first-floor staircase. Further double doors lead into the:

Kitchen

4.49m x 1.83m + bay (14' 9" x 6' 0")

A particularly light and airy space, featuring a stylish square bay with UPVC double glazed windows overlooking the garden. Fitted with a range of base units and a stainless steel drainer sink with mixer tap, the kitchen also benefits from an additional UPVC double glazed window, a wall-mounted gas boiler, and vinyl flooring. There is space and plumbing for a washing machine and tumble dryer, as well as space for an under-counter freezer and freestanding fridge-freezer. Integrated appliances include a Beko fan-assisted electric oven and electric hob with extractor. A UPVC double glazed door provides direct access to the rear garden.

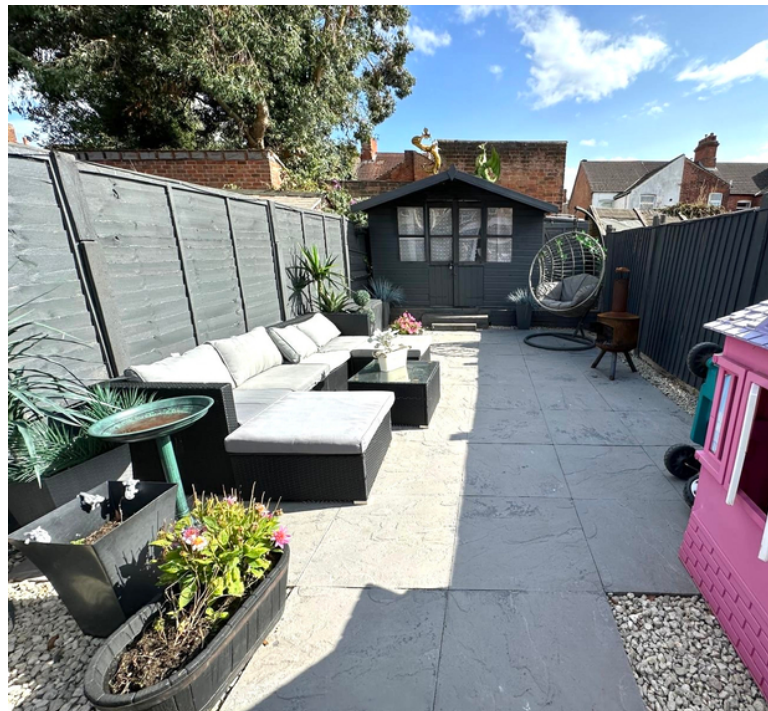
Rear Garden

The rear garden has been thoughtfully upgraded to offer a low-maintenance paved space, perfect for relaxing or entertaining. It also benefits from a summer house, storage shed, and a right of way access, ideal for bin access.

First Floor

Landing

Carpeted with integrated spotlights, provides access to both bedrooms and bathroom.



ROOM DESCRIPTIONS

Bedroom One

3.68m x 3.55m (12' 1" x 11' 8")

A generous double bedroom with a UPVC double glazed window to the front aspect, laminate flooring, and pendant lighting.

Bedroom Two

3.66m x 2.76m (12' 0" x 9' 1")

Also a good-sized double with UPVC double glazed window to the rear, laminate flooring, radiator, and built-in cupboard over the stairs. Access to the loft space.

Bathroom

A spacious, fully tiled family bathroom, comprising a low flush WC, panelled bath with mixer tap and handheld shower head, a separate shower cubicle, wall-mounted basin, chrome heated towel rail, extractor fan, and integrated spotlights. A frosted UPVC double glazed window provides natural light and privacy.

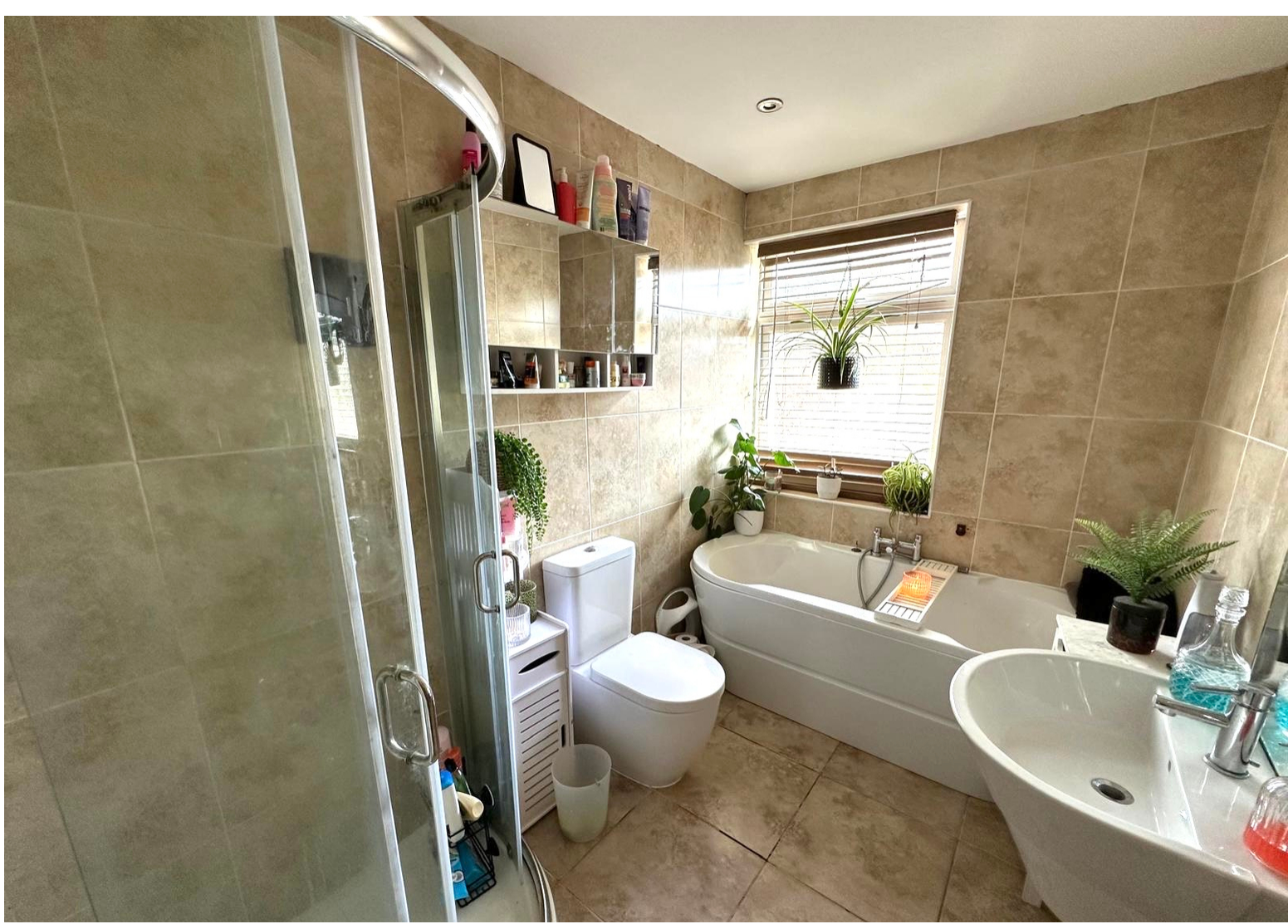
Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 15mbps, superfast 80mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and EE and medium for Vodafone and Three.

Legal Information

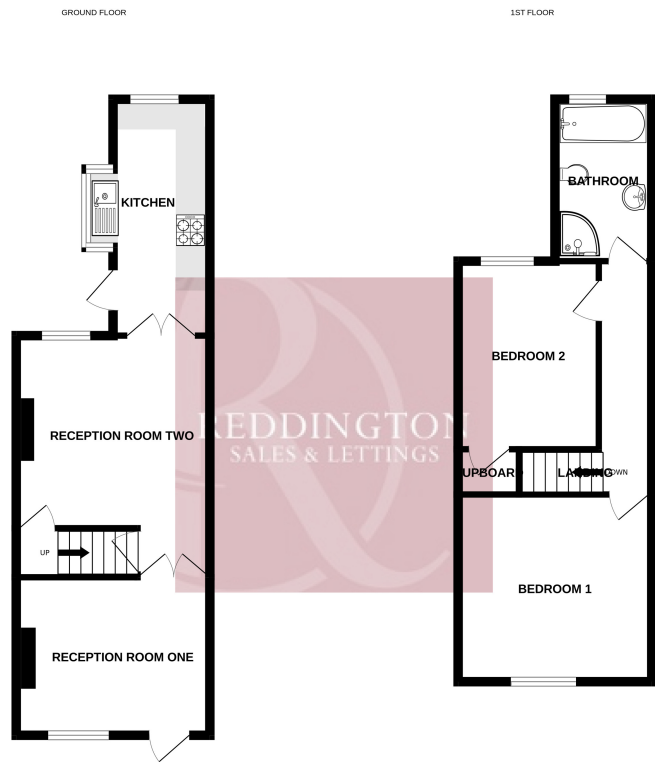
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FLOORPLAN & EPC



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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