



7 Station Terrace, Heather, Coalville, Leicestershire. LE67 2QN

£180,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This beautifully renovated 2-bedroom terraced home is a must-see! Offering modern living with a brand-new kitchen, stylish flooring, and fresh paint throughout, it's the perfect blend of comfort and convenience. Downstairs, you'll find a spacious lounge diner, ideal for both relaxing and entertaining. The contemporary kitchen is fully equipped with all the essentials, while the handy WC/utility room adds extra practicality. Upstairs boasts two generously sized bedrooms and a well-appointed bathroom. The property also benefits from off-road parking and a lovely rear garden, offering the perfect outdoor space for relaxation. With all the hard work already done, this home is ready for you to move straight in. Don't miss out – book a viewing today!

EPC Rating TBC Council Tax Band A

FEATURES

- 2 Bedroom Terrace Property in a Quiet Location
- Open Plan Lounge Diner
- Recently Renovated Throughout
- Brand New Sage Green Fitted Kitchen
- Two Double Bedrooms
- Separate Utility Room & WC
- Off Road Parking for 2 Cars
- Enclosed Rear Garden
- EPC Rating TBC
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Living Room/Diner

3.93m x 8.41m (12' 11" x 27' 7") This spacious living room/diner has been beautifully renovated with brand-new carpets and freshly painted walls. Large UPVC windows to both the front and rear fill the room with natural light. The space features wall and pendant lights, creating a warm atmosphere throughout. A stunning Adams-style fireplace with an open fire adds character and charm, making this room perfect for both relaxing and entertaining.

Kitchen

1.9m x 2.33m (6' 3" x 7' 8") This modern kitchen features a brand-new Howdens sage green fitted kitchen, complete with a gas hob, oven, and extractor hood. The space provides convenient access to the back garden, ideal for outdoor dining or relaxation. A door leads through to the utility/wc, adding extra functionality. Spotlights throughout and a UPVC window provide ample lighting.

WC/Utility Room

1.91m x 1.62m (6' 3" x 5' 4") This practical wc/utility is a great addition to the home, featuring a low flush WC and a handy storage cupboard for added convenience. The room also includes space for appliances, making it perfect for laundry tasks. A 1.5 bowl stainless steel sink and drainer provides extra functionality. A UPVC window to the side elevation completes this versatile and functional room.

Landing

The landing features brand-new carpet and provides access to both bedrooms and the bathroom. Spotlights illuminate the space, creating a bright and welcoming feel.

Bedroom One

2.64m x 4.62m (8' 8" x 15' 2") This spacious double bedroom features brand-new carpets and pendant lighting. A UPVC window to the front elevation floods the room with natural light. The large wardrobe cupboard offers ample storage space, making it very practical.

Bedroom Two

2.31m x 3.83m (7' 7" x 12' 7") This comfortable double bedroom is finished with brand-new carpets and pendant lighting, offering a warm and inviting space. A UPVC window to the rear elevation and also a convenient storage cupboard.

Bathroom

1.91m x 2.94m (6' 3" x 9' 8") This well-appointed bathroom features a low flush WC, a hand wash basin, and a heated towel rail. The bath is fitted with a shower attachment, providing flexibility for your needs. A frosted UPVC window to the rear elevation ensures privacy and light.



ROOM DESCRIPTIONS

Rear Garden

The rear garden features a large patio area, perfect for outdoor dining or relaxation. The garden is fully enclosed with fencing, offering privacy and a secure space.

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 8mbps, superfast & 80mbps. Mobile signal strengths are medium for EE and Three and low for 02 and Vodaphone.

Legal Information

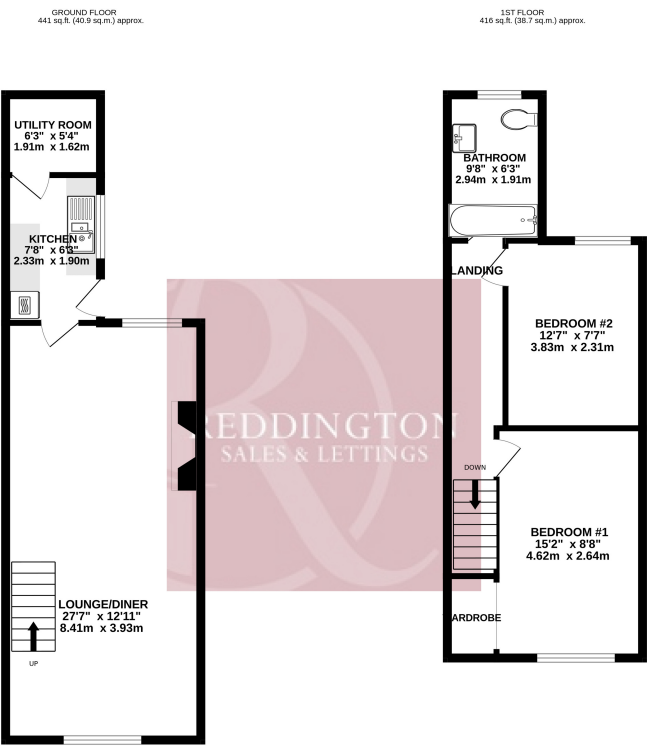
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FLOORPLAN



TOTAL FLOOR AREA : 857 sq ft. (79.6 sq.m.) approx.

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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