



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



24 Hampton Close

, Coalville, LE67 4DH

£1,100 Per Month



A modern 3 bedroomed unfurnished mid town house with gas central heating, upvc double glazing, parking & garage. The Acc. comprises: entrance porch, lounge, dining kitchen, downstairs wc, 3 bedrooms & bathroom. To the rear is an enclosed garden.



The Accommodation comprises:

Composite part glazed front entrance door to -

Entrance porch
with single central heating radiator and grey door matting

Lounge
13'5" min x 11'3" (4.09m min x 3.43m)
with upvc double glazed bay window to front with curtain track, 2 x single central heating radiators, telephone point, television aerial, smoke alarm and grey fitted carpet. Under stairs storage cupboard.

Dining kitchen
11'3" x 9'0" (3.43m x 2.74m)
with range of light grey base and wall units, mottled rolled edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated single electric oven with gas hob and extractor hood over. Upvc double glazed window to rear, Baxi gas fired boiler, single central heating radiator and beige tiled flooring.

Inner hall
with single central heating radiator and beige tiled flooring. Courtesy door to garage and upvc part double glazed door to rear garden.

Downstairs wc
with 2 piece white suite consisting of a vanity washbasin and low level w.c. Upvc double glazed obscured window to rear single central heating radiator and beige tiled flooring.

Stairs & landing
with single central heating radiator, smoke alarm, loft access, cupboard housing hot water cylinder and grey fitted carpet.

Bedroom 1
12'1" x 10'9" min (3.68m x 3.28m min)
with upvc double glazed window to front with roller blind over, single central heating radiator, telephone point, television aerial and grey fitted carpet.

Bedroom 2
10'0" x 9'2" (3.05m x 2.79m)
with upvc double glazed window to rear, single central heating radiator and grey fitted carpet.

Bedroom 3
11'5" x 6'6" (3.48m x 1.98m)
with upvc double glazed window to front, single central heating radiator, television aerial and grey fitted carpet.

Bathroom
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with Aqua board and tiled surround with electric shower over. Upvc double glazed obscured window to rear, single central heating radiator, extractor fan and beige tiled flooring.

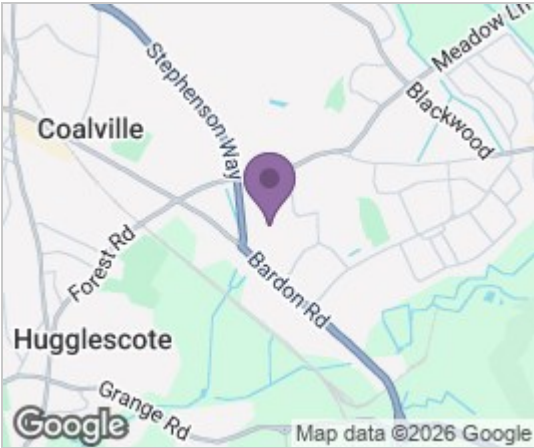
Outside
To the front there is driveway parking for 1 car and integral garage with up and over door.
To the rear there is a fully enclosed garden with small patio and lawn with borders.

Additional information
HOLDING DEPOSIT £250.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

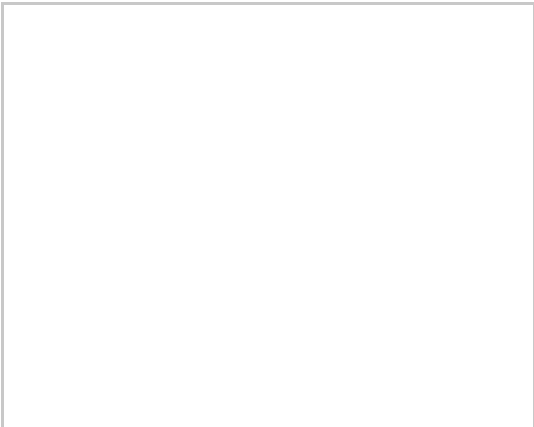
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Area Map



Floor Plans



Energy Efficiency Graph

