



HOPKINS & DAINTY

ESTATE AGENTS



Victoria Road, Coalville, LE67 3AG

£150,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this well presented and spacious THREE bedroom terraced home. Set in a traditional residential cul de sac, next to Coalville Park. Convenient for access into the town centre and nearby A511 which links to the M1 at junction 22 and the A42 at Ashby de la Zouch.

The accommodation comprises a large open plan lounge and dining room, fitted kitchen, rear hall and a ground floor bathroom.

On the first floor, the passage landing provides access to all three bedrooms. Externally, there is a small fore garden and pleasant rear lawn garden with a storage shed.

The property has gas central heating and double glazing (as stated) and is well worthy of an internal inspection.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Open Plan Lounge/Diner 27'5" x 11'6" (8.37 x 3.52)



Accessed via a single glazed wooden entrance door with a window over.

Lounge Area



Open stairs rising to the first floor, a radiator and double glazed front window.

Dining Area



With a radiator, double glazed rear window and opening to:

Kitchen 9'9" x 7'2" (2.99 x 2.20)

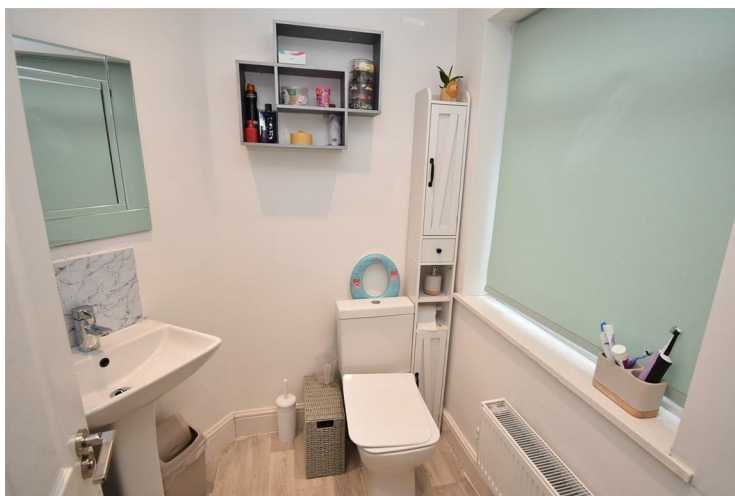


Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with space for a fridge/freezer and plumbing for a washing machine. double glazed side window and an opening to:

Rear Hall

With a double glazed side access door and door to:

Ground Floor Bathroom



Three piece suite comprising bath with a shower over, wash hand basin and WC. Radiator, ceiling spotlights and a double glazed side window.

First Floor Landing



Passageway landing providing access to all three bedrooms. With ceiling spotlights and doors leading off.

Bedroom 1 12'11" > 9'3" x 11'10" (3.96 > 2.82 x 3.63)



Front double bedroom with a radiator and two double glazed windows.

Bedroom 2 12'0" x 10'0" (3.68 x 3.05)



Second double bedroom with a radiator and double glazed rear window. Access to the loft space via a pull down

ladder.

Bedroom 3 9'10" x 8'7" max. (3.00 x 2.64 max.)



Third bedroom with a radiator, double glazed rear window and built in cupboard housing the wall mounted gas boiler.

Garden



To the rear of the property there is a lawn garden with a fence/hedge boundary and a shared path leading to the storage shed. Access to the front/road is via a shared side entry.

Please note, we understand that the neighbouring property has a right of access via the rear garden.

Draft Sales Details

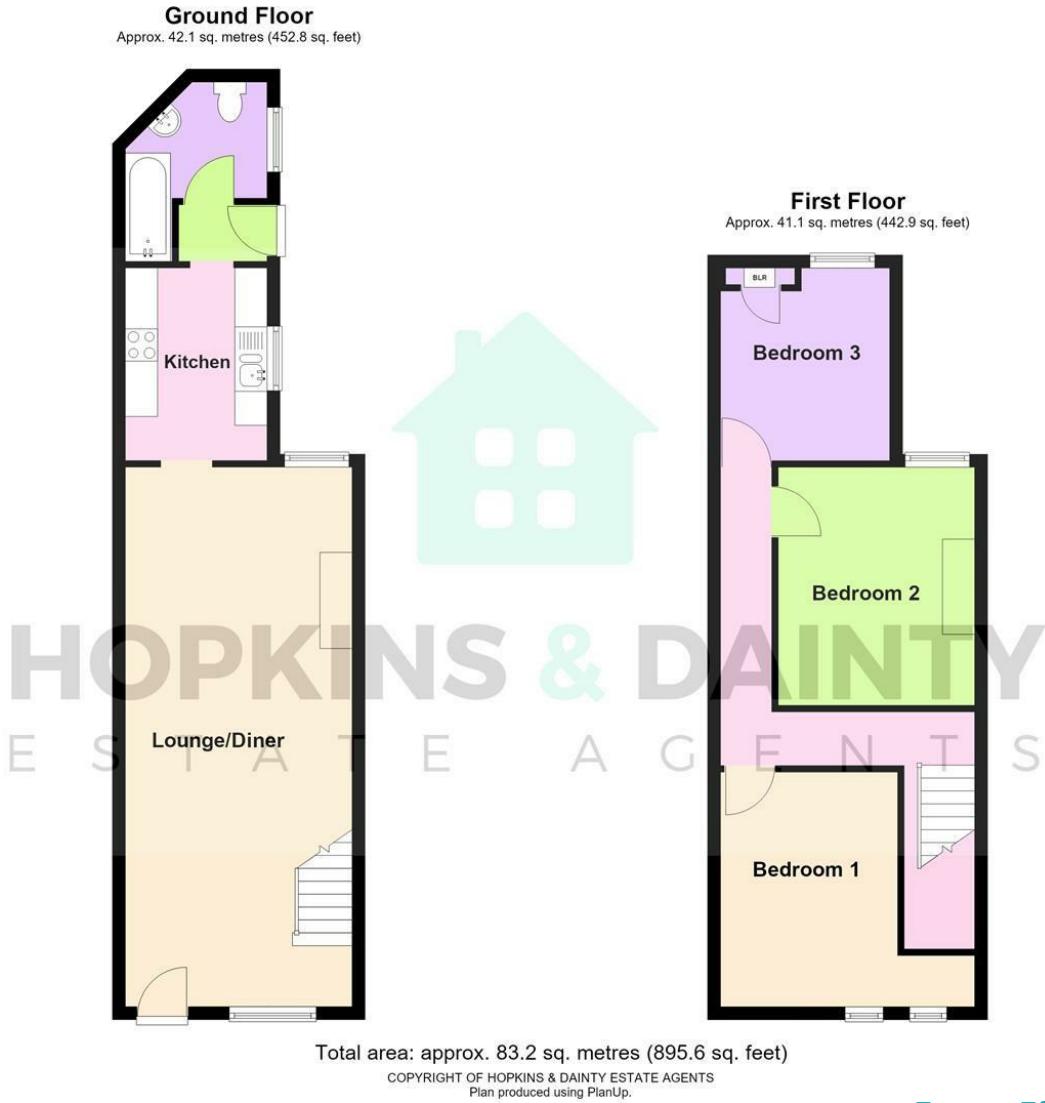
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you,

please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein 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 good structural condition or 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 digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves 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 included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

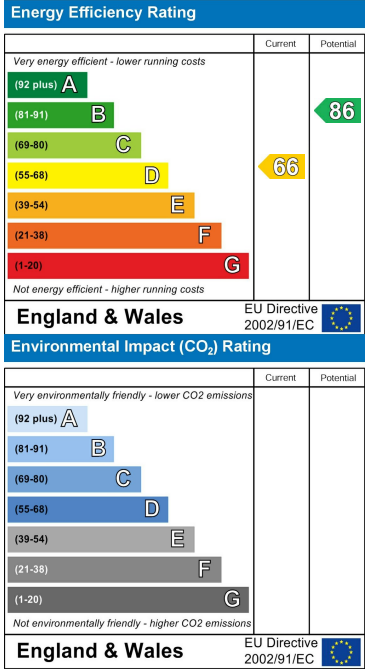
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.