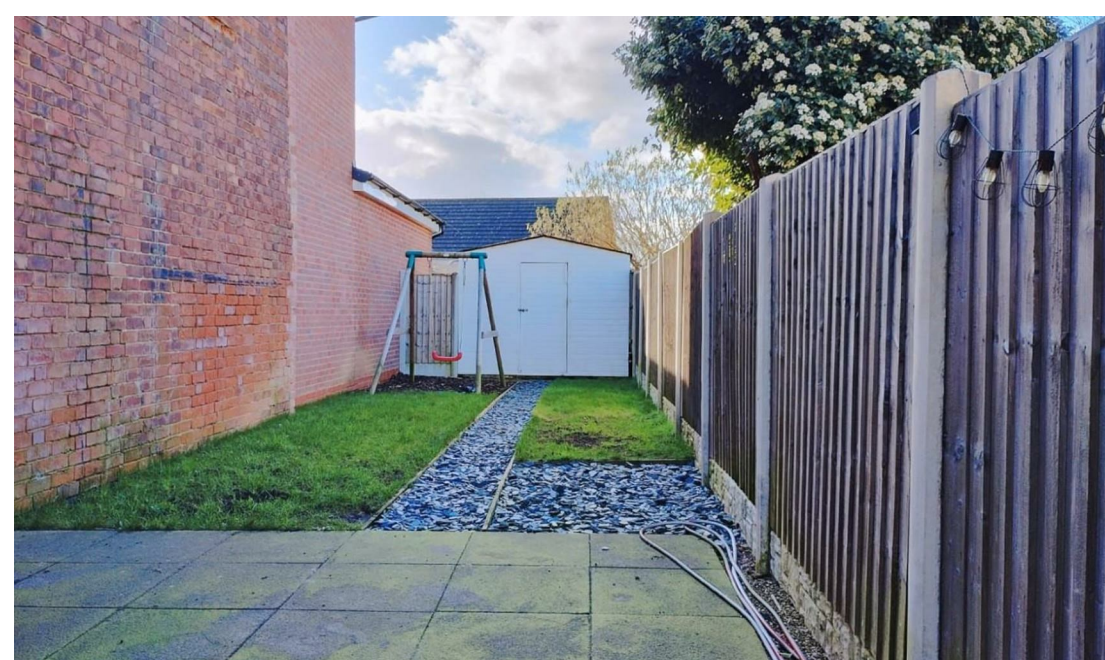




Belvoir Road, Coalville

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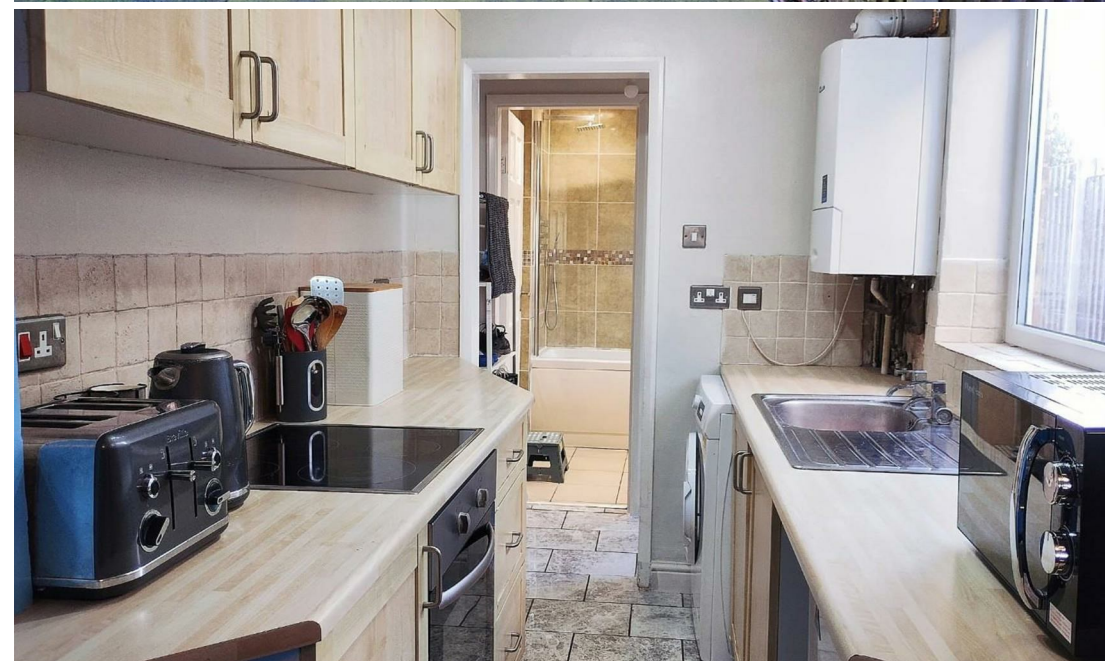
- TWO BEDROOMS
- MID TERRACED
- LOUNGE
- DINING AREA
- DOWN STAIRS BATHROOM
- KITCHEN
- IDEAL FIRST TIME BUY
- GREAT LOCATION

SellMyHome are pleased to offer Belvoir Road in Coalville, this delightful two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers. The property boasts two inviting reception rooms, providing ample space for both relaxation and dining. The well-appointed kitchen is conveniently located, making meal preparation a pleasure.

The ground floor features a practical bathroom, ensuring ease of access for residents and guests alike. Upstairs, you will find two comfortable bedrooms, perfect for restful nights and personal retreats.

Outside, the rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting small gatherings. This property combines comfort and convenience, making it a perfect starter home for those looking to establish themselves in a friendly community.

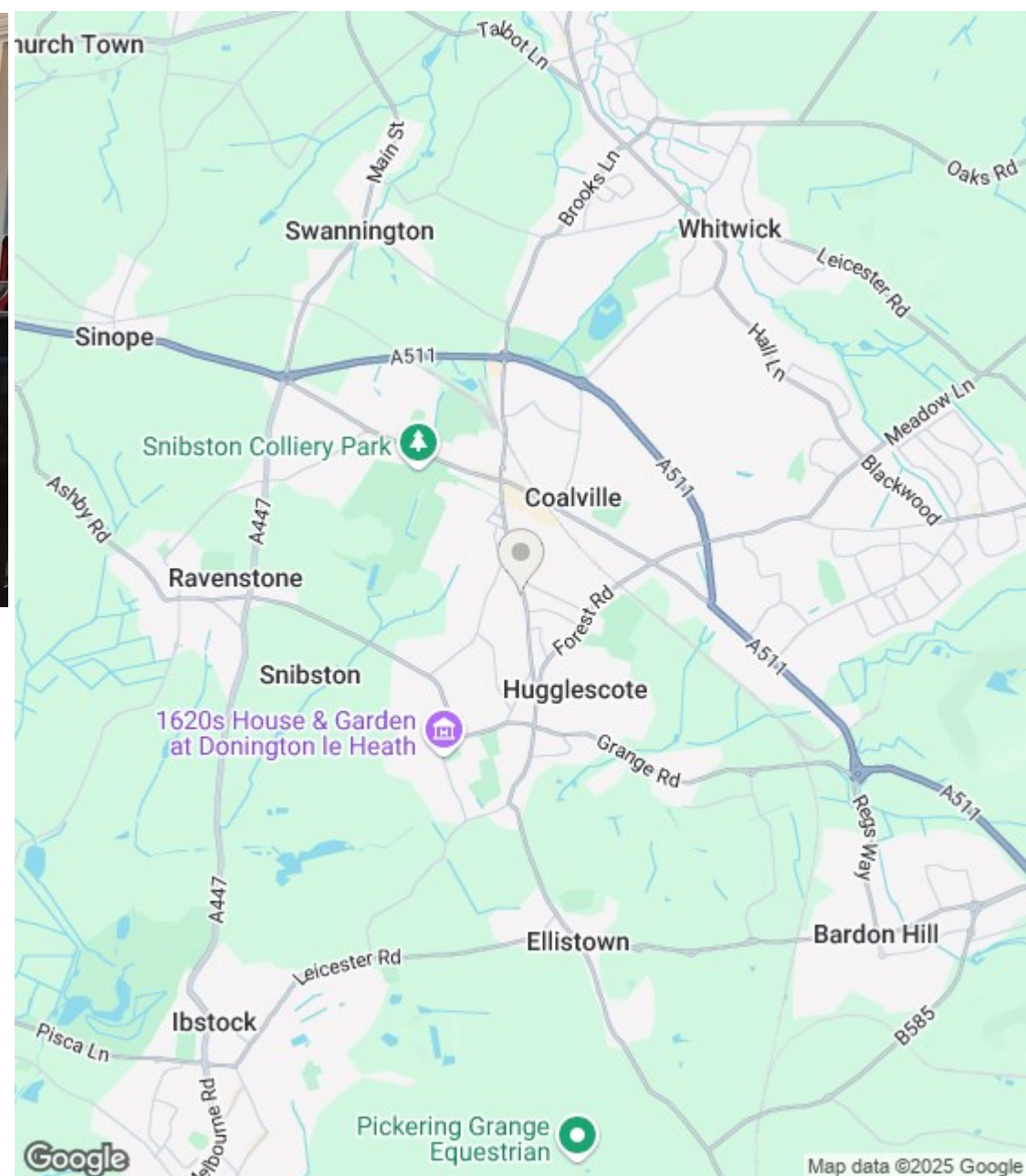
With its appealing layout and prime location, this house is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a cosy home in Coalville, this charming mid-terraced house is sure to meet your needs.



Offers In Excess Of: £150,000







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

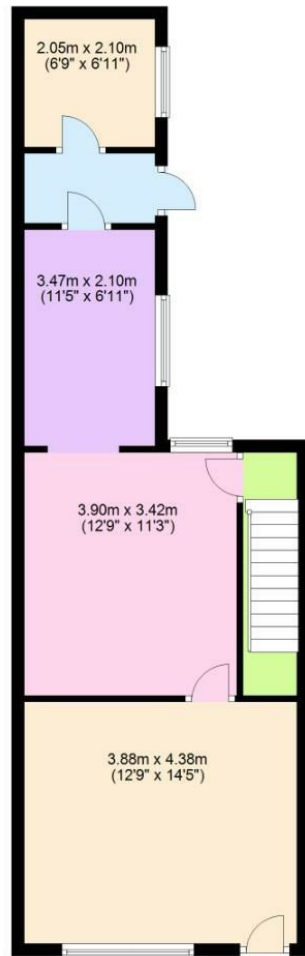
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Map data ©2025 Google

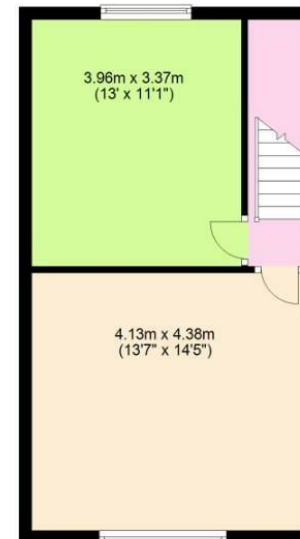
### Ground Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 85.0 sq. metres (915.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

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