



11 Victoria Road, Coalville, Leicestershire, LE67 3AG

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Offers In Excess Of  
£160,000

## Property at a glance

- Two Double Bedoroms
- Modern Kitchen
- Large Garden To Rear
- Council Tax Band\*: A
- Two Reception Rooms
- Four Piece Family Bathroom
- Close To Town Centre
- Price: £160,000

## Overview

A beautifully presented and spacious TWO DOUBLE BEDROOM mid terrace property located within easy access of Coalville town centre whereby an internal inspection is highly recommended in order to appreciate the contemporary accommodation over two floors. In brief the property comprises front dining room with rear living space and open plan modern fitted kitchen. Stairs to the first floor offer two double bedrooms and bathroom suite. Externally the property offers a sizeable garden to the rear with additional benefits including gas central heating and double glazing. EPC RATING AWAITED.

## Location\*\*

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/42 motorways which enable swift and easy to the cities of the East and West Midlands as well as London and the North. The town boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 miles) Nearest Motorway Access: M1(J22) A/M42 (J13)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

## Ground Floor



## First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

11'11" x 11'7" (3.63m x 3.53m)

Entered via a uPVC double glazed front door and providing a uPVC double glazed window to the front elevation, radiator, ceiling coving, timber effect laminate flooring and radiator.

#### Dining Room

11'6" x 15'4" (3.51m x 4.67m)

Having laminate flooring, uPVC double glazed window, radiator, feature fireplace housing electric fire, stairs rising to the first floor with under-stairs storage and being open aspect into the kitchen.

#### Kitchen

13'4" x 6'8" (4.06m x 2.03m)

Having a range of modern wall and base units with stainless steel sink and drainer with mixer tap, integrated oven and grill with a four ring electric hob and wall mounted extractor fan, space and plumbing for further appliances with tiled flooring and splashbacks, uPVC double glazed window to the side elevation along with double glazed door to the garden.

### FIRST FLOOR

#### Landing

Stairs rise from the rear reception to the first floor landing with loft access, radiator and all rooms leading off.

#### Bedroom One

13'1" x 11'11" (3.99m x 3.63m)

Having uPVC double glazed window and radiator.

#### Bedroom Two

11'10" x 9'11" (3.61m x 3.02m)

With uPVC double glazed window and access to over-stairs storage.

#### Family Bathroom

8'4" x 13'4" (2.54m x 4.06m)

This four piece white suite comprises a low level push button W.C, a panelled bath with tiling to splash prone areas and an electric shower over, a pedestal wash hand basin with monobloc mixer tap, separate shower enclosure and having vinyl flooring. Other benefits include an opaque uPVC double glazed window to rear and having an airing cupboard housing the gas fired central heating boiler.

### OUTSIDE

#### Rear Garden

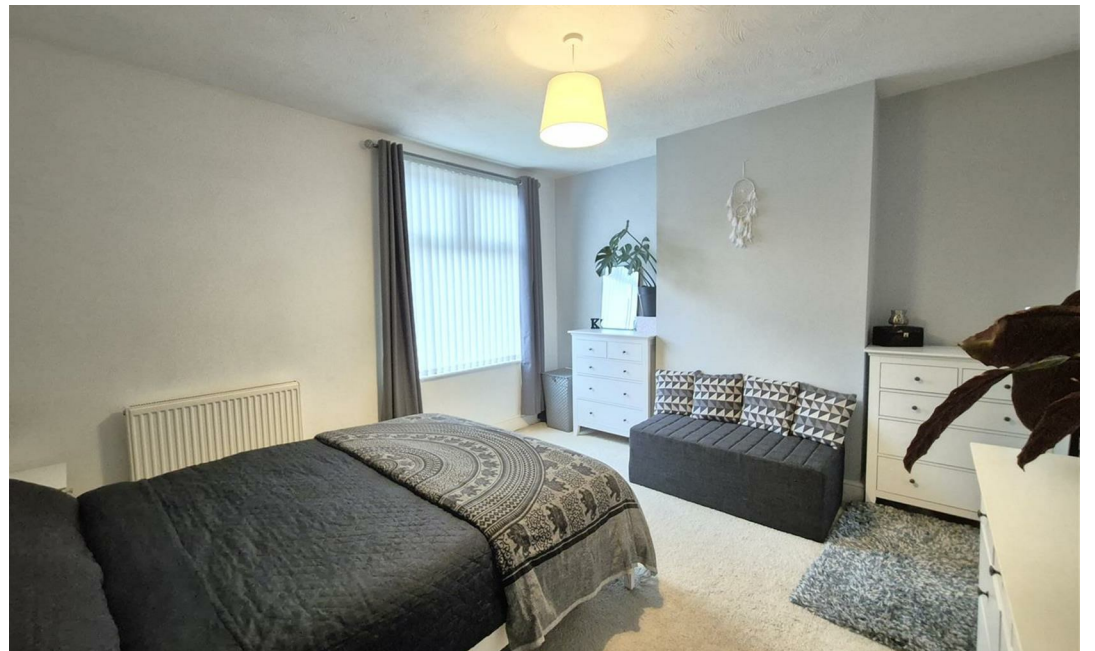
Enjoying a sunny aspect, the rear garden benefits from a water point, a brick store and a paved courtyard leading to an Indian flag paved seating area facilitated by a side gate (the neighbouring property has pedestrian access). Surrounded by timber close board fencing, the garden gives way to a well maintained lawn and a range of flower beds edged with stone shingling which in turn give way to a further paved patio area and a secondary brick store.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

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## Referral Fee Disclosure

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## Thinking of Selling?

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