

Sinclair



63 London Road, Coalville

Offers in Region of **£195,000**

63 London Road

Coalville

OFFERED WITH NO UPWARD CHAIN. This two double bedroom semi detached house, offering ample off road parking comes to the market within the heart of the popular commuter town of Coalville. In brief, the property enjoys an entrance hall, ground floor w.c, lounge and kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to two double bedrooms and a bathroom. Externally, the property benefits from a low maintenance rear garden with parking to both front and rear of the property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Semi Detached House
- Two Double Bedrooms
- Ground Floor W.C
- Off Road Parking
- Town Centre Location



Entrance Hall

Entered via an opaque uPVC front door and having timber effect vinyl flooring.

W.C

Comprising a low level w.c, wash hand basin with tiling to splash prone areas and having an opaque uPVC double glazed window to front.

Lounge

17' 7" x 12' 7" (5.36m x 3.84m)

Having uPVC double glazed window to front, timber effect laminate flooring, an Adam style fireplace with gas inset living flame and a polished granite surround.

Kitchen/Diner

9' 4" x 12' 3" (2.84m x 3.73m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit, four ring gas hob, with space and plumbing for appliances, a filtration hood, tiling to splash prone areas, electric oven and grill, tile effect vinyl flooring, gas fed central heating boiler, uPVC double glazed window to rear and having an opaque uPVC door accessing the rear garden.

Landing

Stairs rising to the first floor landing give way to two double bedrooms, loft hatch and airing cupboard which houses the hot water cylinder.

Bedroom One

9' 7" x 12' 3" (2.92m x 3.73m)

Having two uPVC double glazed windows to front and having access to over stairs storage.

Bedroom Two

10' 4" x 12' 4" (3.15m x 3.76m)

Having two uPVC double glazed windows to rear.



Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

This three piece suite comprises a panelled bath with a splash screen and electric shower over, tiling to splash prone areas and extractor fan, low level w.c, vanity wash hand basin with monobloc mixer tap, vinyl flooring and having an opaque uPVC double glazed window to side.

Rear Garden

Having side gate access and enclosed by timber close and feather board fence panelling, the rear garden enjoys a timber shed, lawn and paved patio area.

Front Garden

Providing an area of stone shingling and access to the front door beneath a canopy porch.

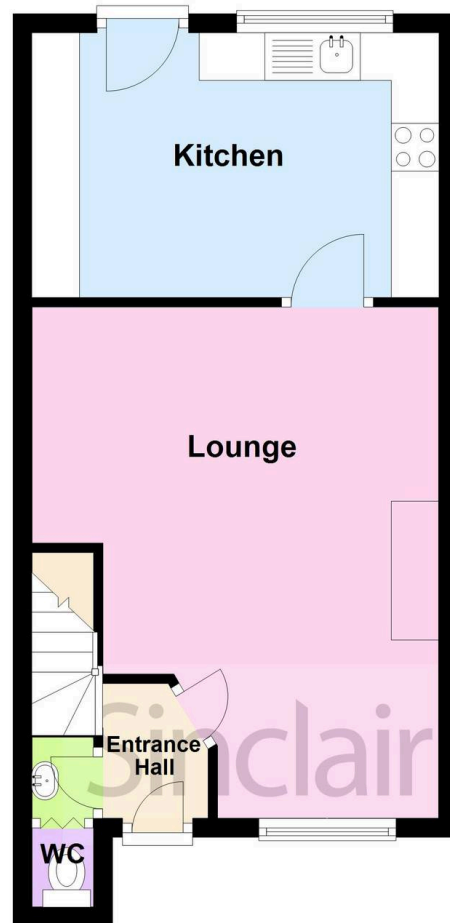
Driveway

Located to the rear of the property, the driveway comprises a concrete drive offering off road parking.

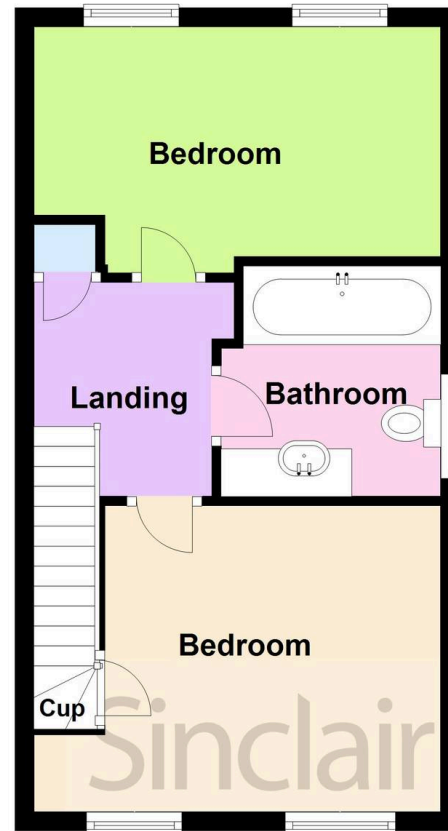
The front tarmacadam driveway adjacent to stone shingling offers off road parking.



Ground Floor



First Floor





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