



3 Holcot, Coalway, GL16 7HJ

£275,000 Freehold

Semi-Detached Property • Three Bedrooms • Bathroom and Shower Room • Utility • Lounge, Kitchen/Dining Room • Enclosed Rear Garden • Off Road Parking



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A three bedroom semi-detached property having a gas central heating system, alarm system, off road parking and enclosed rear garden with outbuilding. The accommodation comprises a reception porch, lounge, open-plan kitchen/dining room to include a range of units, built-in oven, space and plumbing for dishwasher and understairs storage cupboard. Ground floor shower room and utility room having space and plumbing for washing machine and access to the garden. To the first floor are three bedrooms (one having a fitted wardrobe) and bathroom. The loft space is boarded providing storage space. Outside, to the front is a gravelled driveway having walled boundary and wrought iron fencing. The rear garden incorporates a patio and gravelled seating area. Steps lead up to a raised, lawned garden with timber shed and outbuilding.

Agents Note: We are advised the property has previously had planning permission for a two-storey extension. Planning Ref: P0811/09/FUL dated 18 May 2009, this planning permission has since lapsed.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

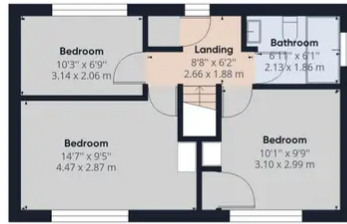




Ground Floor



Approximate total area⁽¹⁾
 946.22 ft²
 87.91 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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