

St. Christophers Road

Ellistown, Coalville, LE67 1FE



Offered to market with no upward chain, this property offers excellent scope for modernisation, having a generous rear garden and the benefit of off road parking.

Guide Price £150,000



John German

Enjoying a generous plot in this popular village location, the property is offered to market with no upward chain and would be well suited to a first time buyer, investor or those looking for something to put their own stamp on. There is off road parking, with the rear garden presenting potential to extend (subject to the relevant permissions).

With the driveway giving off road parking to the front, the main door opens to the entrance hallway, with stairs rising to the first floor and doors off to the kitchen, lounge and ground floor shower room.

The lounge is a good sized reception room featuring a dual aspect with a double glazed window to the front and a patio door to the rear, giving access out to the garden.

Having both eye level and base storage units, the kitchen also has a useful under stairs storage/pantry space, work surface, oven and stainless steel sink unit beneath the double glazed window. An adjacent double glazed uPVC door gives access out to the rear.

To the first floor, the landing has access to the two generous double bedrooms and family bathroom.

Bedroom one features dual aspect to the front and rear, with bedroom two having a useful over stairs storage cupboard.

Completing this floor is the bathroom, being part tiled with a bath, WC and hand wash basin.

Externally, the generous rear garden enjoys a private rear aspect. There is both a patio and lawn, in addition to an outhouse/storage, garden shed and two greenhouses. Gated side access leads to the front driveway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

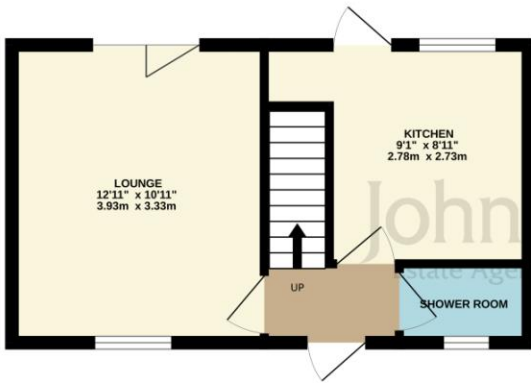
Our Ref: JGA/23112023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A

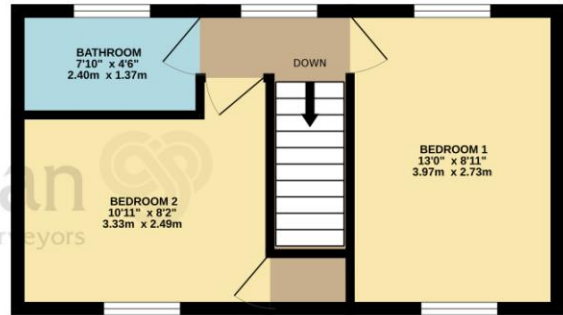




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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