Hampton Close | | Coalville | LE67 4DH

Offers over £190,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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An outstanding and rare opportunity to acquire a property requiring cosmetic modernisation and improvement, offered to the market at a competitive price point to attract interest. The house is set in a delightful tucked away position within this highly regarded and much sought after residential development on the outskirts of the bustling town of Coalville. Benefitting from GCH and Upvc DG, there is a driveway for two vehicles, enclosed garden and accommodation comprising entrance hall, lounge, dining kitchen, downstairs W/c, three bedrooms and bathroom. There are also roof mounted solar panels providing the use of free electricity whilst generating and the balance of feed-in tariff. NO UPWARD CHAIN.

- A Rare and Exciting Opportunity
- Offered at a Competetive Price
- Three Bedrooms
- GCH and Upvc DG
- Enclosed Rear Garden
- Ideal DIY Project Property
- Requiring Cosmetic Improvement
- Lounge and Dining Kitchen
- Driveway for Two Vehicles
- Much Sought After Location

Entrance Hall
With front door and stairs to the first floor.

Lounge
A good sized room with window to the front elevation.

Dining Kitchen
With a range of wall and base units, door and window to the rear.

W/c
A useful ground floor w/c with low level flush w/c and wash hand basin.

First Floor Landing
With access to all rooms.

Bedroom 1
With window to the front.

Bedroom 2
With window to the rear.

"An Ideal FTB
Project Property"

Bedroom 3
With window to the rear.

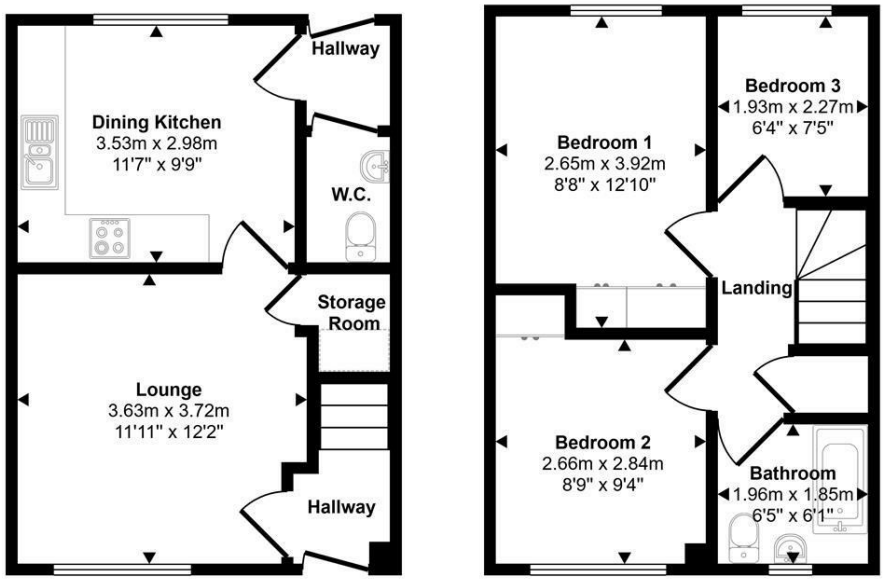
Bathroom
With three piece suite comprising low level flush w/c, wash hand basin and bath, There is a window to the front.

Outside
The property sits in a tucked away position on a shared private drive, with access to the driveway belonging to the property allowing off road parking for two vehicles. There is a small front garden with shrubbery and a good sized rear garden with lawn and surrounding fencing.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

The Area
Coalville is a thriving market town in North West Leicestershire, offering a great mix of modern amenities, local shops, schools and green open spaces. Ideally positioned for access to Leicester, Derby and surrounding areas, the town provides excellent transport links while retaining a friendly community feel. With a range of property styles, from traditional homes to modern developments, Coalville is an appealing choice for families, first-time buyers and commuters alike.

Approx Gross Internal Area
65 sq m / 701 sq ft

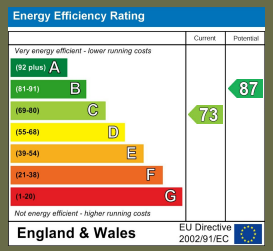


Ground Floor
Approx 32 sq m / 346 sq ft

First Floor
Approx 33 sq m / 355 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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