



57 Berrisford Street, Coalville, LE67 3PT

£170,000

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# Brief Description

£170,000

OFFERED AVAILABLE WITH NO UPWARD CHAIN. Positioned on Berrisford Street in the popular town of Coalville, this EXQUISITE two-bedroom mid-terrace house presents a WONDERFUL OPPORTUNITY for first-time buyers or those seeking a lucrative buy-to-let investment. Having undergone a COMPREHENSIVE RENOVATION, the property boasts a pristine interior and an IMPRESSIVE EPC rating ensuring both comfort and energy efficiency.

Upon entering, you are greeted by a bright and MODERN LIVING ROOM, featuring a large double-glazed window adorned with fitted Venetian blinds. The grey LVT wood grain flooring flows seamlessly throughout the ground floor, enhancing the contemporary feel of the home. This inviting space leads into a delightful dining room, which is perfect for entertaining, thanks to its open-plan design that connects to the kitchen and the French doors that open onto the private rear garden.

The recently RENOVATED KITCHEN is a chef's dream, showcasing a stylish array of grey gloss wall and base units. It is equipped with an integrated oven and grill, a slimline dishwasher, and ample space for a washing machine. The sleek grey glass splashback and ceiling spotlights add a touch of elegance to this functional space.

Venture upstairs to discover two NEWLY DECORATED double bedrooms, each adorned with FRESH CARPETS that creates a warm and inviting atmosphere. The family bathroom is a true highlight, showcasing a BRAND NEW three-piece suite complete with a bath, WC, and hand basin. The aqua panelling, FEATURE vinyl tile effect flooring, and ceiling spotlights contribute to the bathroom's modern appeal.

Externally, the property boasts a PRIVATE REAR GARDEN, free from any right of way for neighbours. The garden features a paved patio area and a newly laid lawn, all enclosed by a newly fenced boundary, providing a perfect outdoor retreat.

This STUNNING HOME is available with no upward chain, making it an ideal choice for those looking to move in swiftly.



## ON THE GROUND FLOOR

Living Room	12'10" x 11'3" (3.91m x 3.43m)
Dining Room	11'8" x 11'4" (3.56m x 3.45m)
Open Plan Kitchen	6'1" x 9'7" (1.85m x 2.92m)

## ON THE FIRST FLOOR

Landing	
Bedroom 1	12'9" x 11'3" (3.89m x 3.43m)
Bedroom 2	9'11" x 11'4" (3.02m x 3.45m)
Family Bathroom	6'4" x 8'9" (1.93m x 2.67m)

## ON THE OUTSIDE

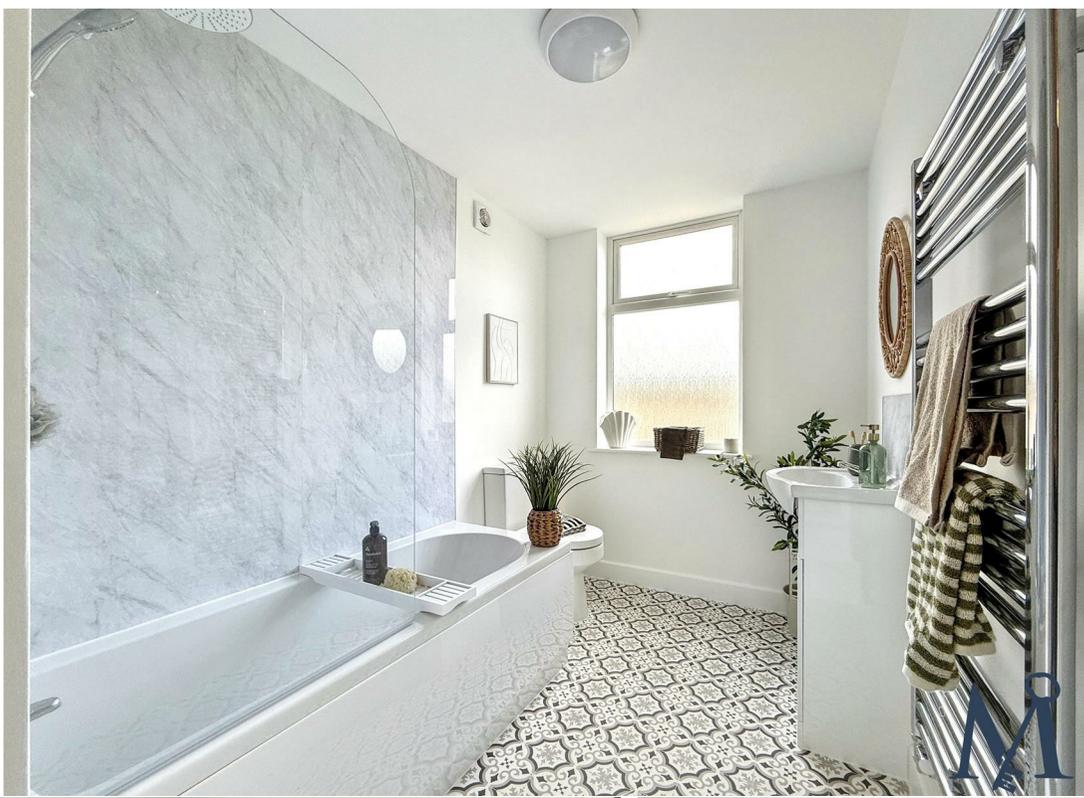
Rear Garden

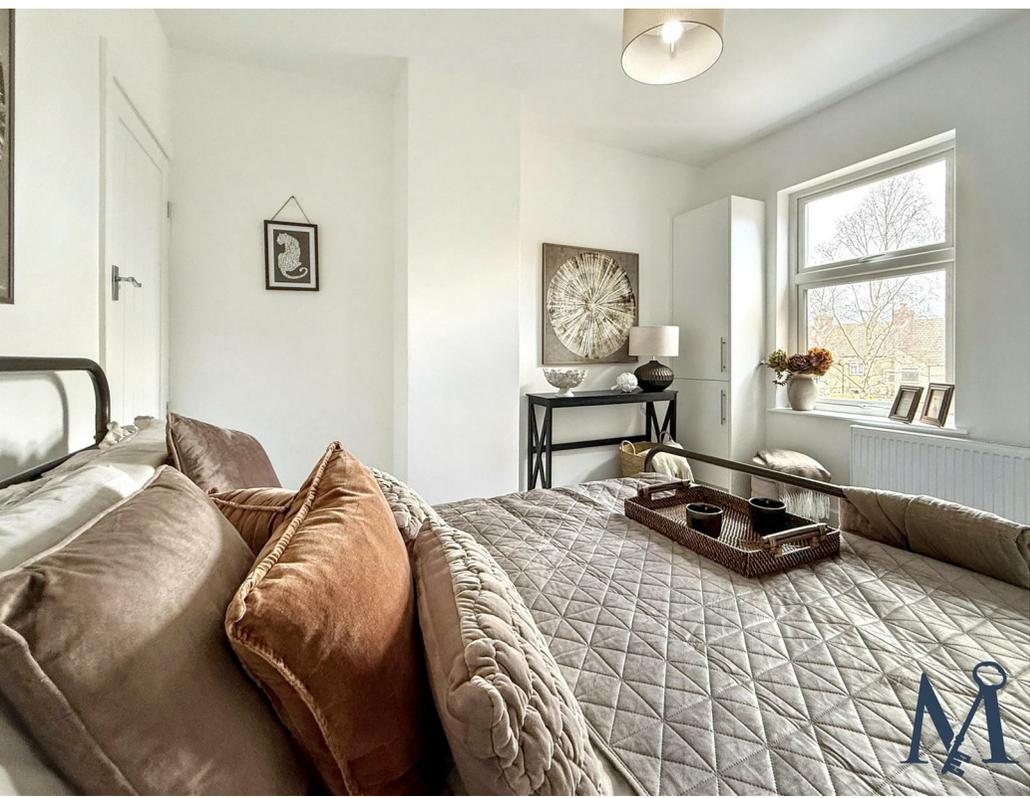


## Key Features

- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Beautiful Modern Family Bathroom
- Close To Nearby Amenities
- Available With No Upward Chain
- Open Plan Kitchen Diner
- Private Rear Garden
- Newly Renovated Throughout
- Virtual Property Tour Available

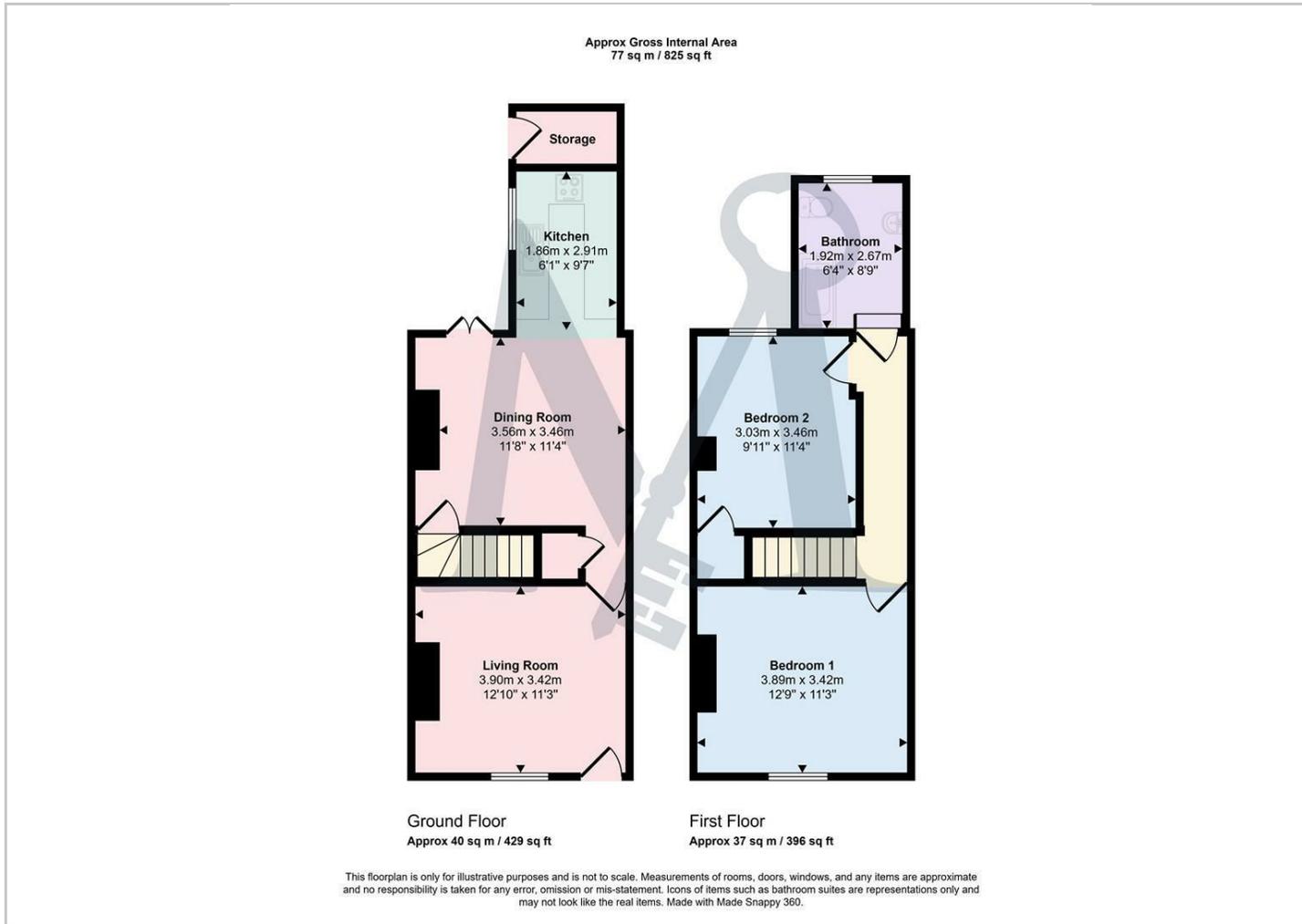








## Floor Plans



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

