



8 Coates Avenue
New Parks, LE3 9HW

£195,000



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New Parks, Leicester, LE3 9HW

Brick built traditional 3 bedroom mid town house in need of modernisation with delightful rear garden situated in popular residential location close to good amenities including shops, schools, public transport and major road links. The property is in generally sound order but could benefit from further modernisation. There is double glazing and a basic but working kitchen and bathroom. The accommodation briefly comprises on the ground floor, entrance hall, L-shaped lounge, dining room, kitchen, rear lobby. Upstairs, landing, 3 bedrooms, bathroom. Gardens to front & rear, brick outbuilding's. No upward chain. Freehold. Council tax band A

Entrance Hall

Hardwood panelled entrance door, fitted carpet, stairs to first floor.

Lounge

16'2" x 12'11" (4.94m x 3.96m)

A generously sized L-shaped dual aspect lounge. UPVC double glazed window to rear, double glazed window to front, fitted carpet, Valor Homeflame gas fire set in brick fireplace.

Dining Room

9'1" x 6'9" (2.78m x 2.08m)

UPVC double glazed window to rear, fitted carpet,

Kitchen

12'6" x 9'3" (3.82m x 2.84m)

Double glazed window to front, vinyl flooring, fitted with a basic range of base, drawer & eye level units, work surfaces with tiled surrounds, stainless steel sink unit, provision and space for usual appliances including cooker and washing machine. Pantry with fusebox.

Door to rear lobby which in turn has a door to outbuildings.

First Floor Landing

Double glazed window to front, fitted carpet, access to loft, airing cupboard housing immersion.

Bedroom One

13'0" x 9'10" (3.97m x 3.01m)

A good sized double bedroom with UPVC double glazed window to rear, fitted carpet, recessed cupboard.

Bedroom Two

12'10" x 9'10" (3.92m x 3.00m)

UPVC double glazed window to rear, fitted carpet, recessed cupboard.

Bedroom Three

Two double glazed windows to front, fitted carpet, recessed cupboard.

Bathroom

7'0" x 6'2" (2.15m x 1.88m)

Double glazed opaque window, fitted carpet, panelled bath, wash hand basin, wc.

Outside

To the front of the property is a fully enclosed garden with lawn and tall hedges.

There is a shared side alley with the neighbouring property.

The private 60' rear garden has outbuildings, shed, brick store, outside wc, external water tap, fully fenced boundaries.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

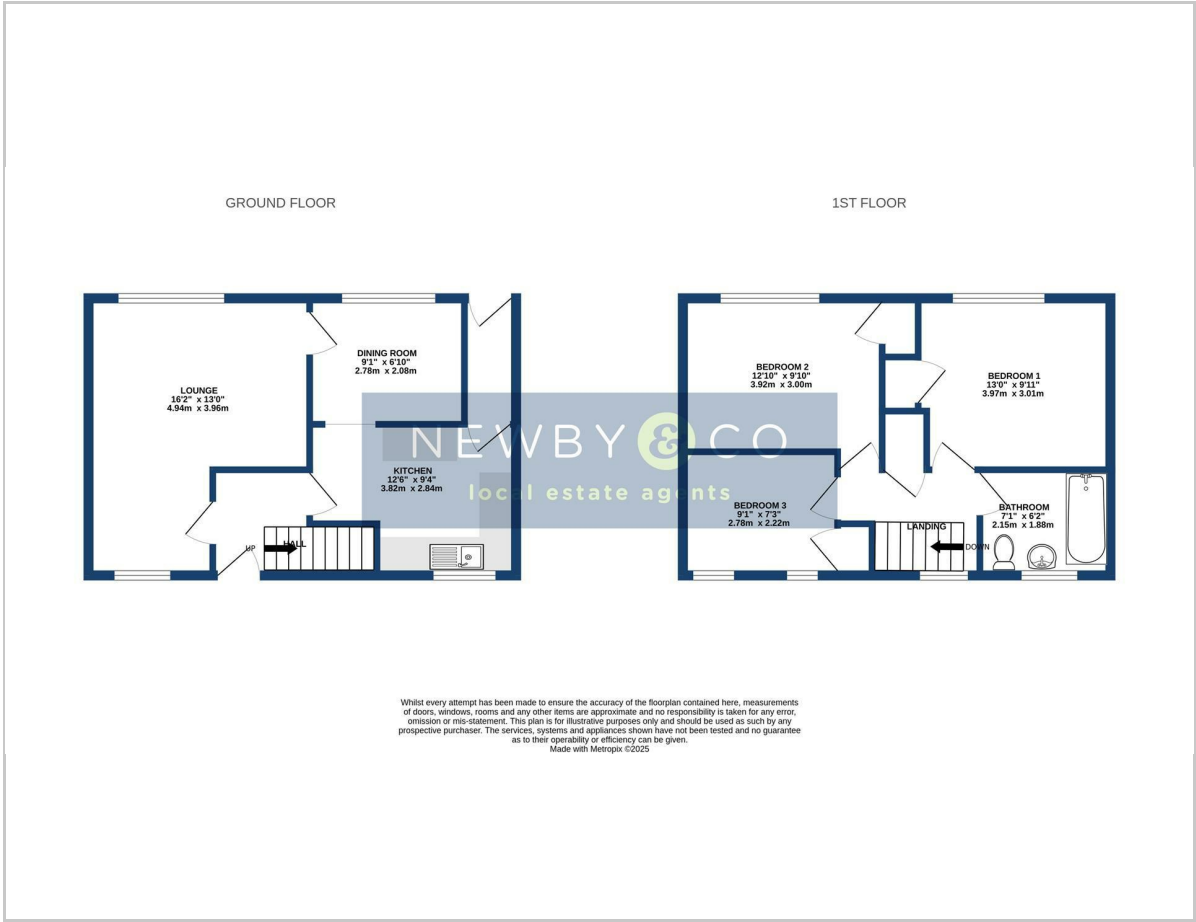
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

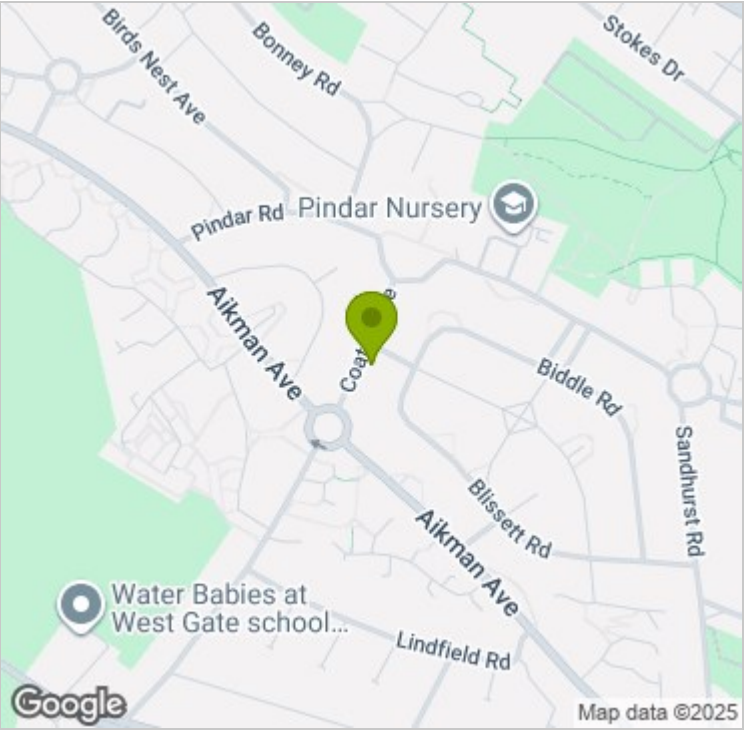


Viewing

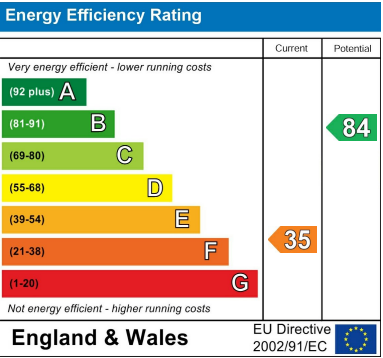
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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