



## 60 Waterworks Road , Coalville, LE67 4JJ £185,000

Must Be Sold at 85% of Current Market Value – Exceptional Value Opportunity

Located in a popular and convenient position close to Coalville town centre, this spacious three-bedroom semi-detached family home offers generous accommodation, modern fittings, off-road parking, and a private rear garden. An attractive proposition for buyers seeking excellent space in a sought-after area.

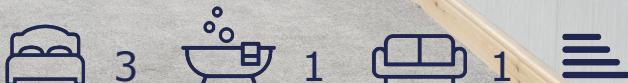
The ground floor comprises a welcoming entrance hall, a bright and well-proportioned reception room suitable for family living or entertaining, and a contemporary fitted kitchen with a range of modern units and appliances.

On the first floor are three good-sized bedrooms, together with a recently refitted family bathroom featuring a stylish three-piece suite.

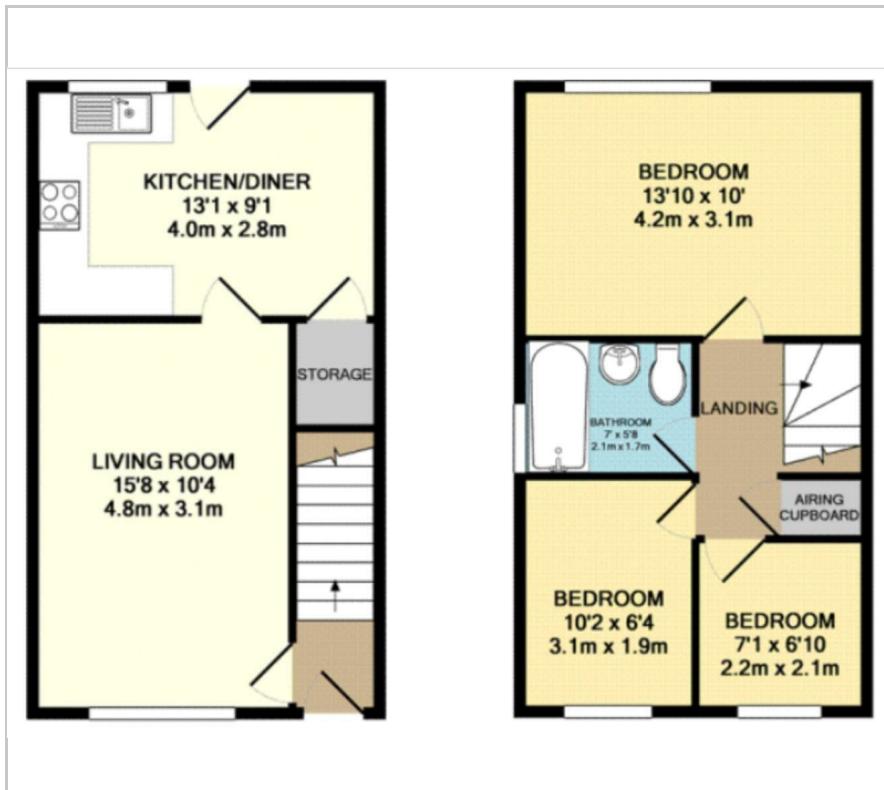
Externally, the property benefits from off-road parking to the side and a generously sized, enclosed private rear garden – ideal for outdoor enjoyment.

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.