



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.

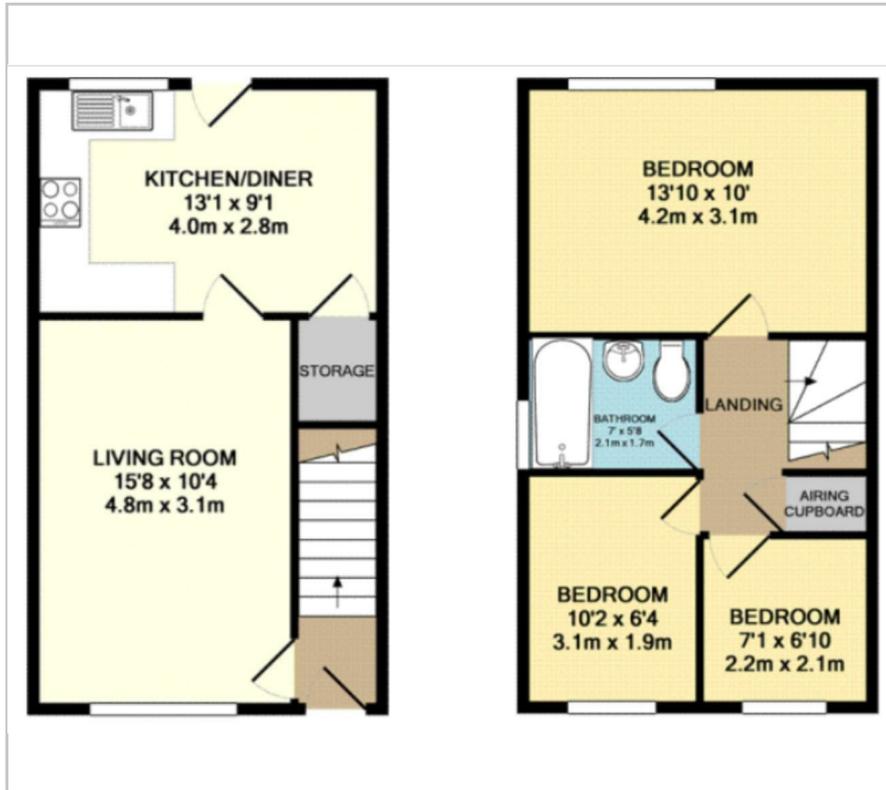
Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

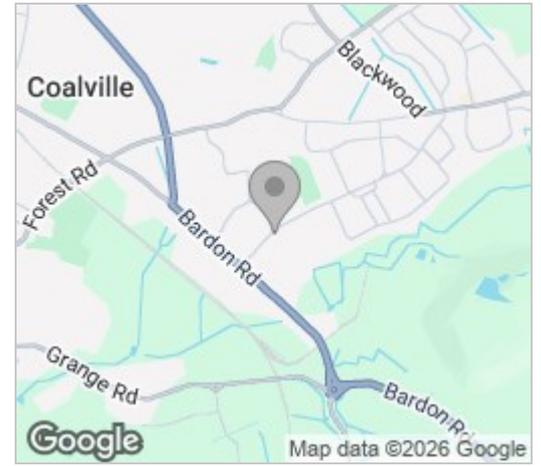


3 1 1

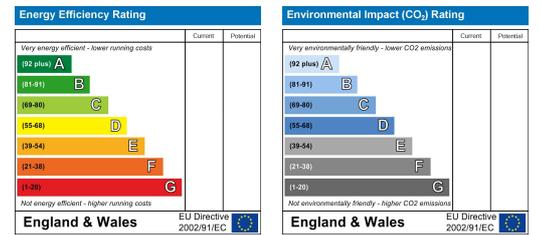
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

75 Hinckley Road, West End, Leicester, Leicestershire, LE3 0TD
Tel: 0116 2544755 **Email:** info@berkleyestates.co.uk **berkleyestates.co.uk**