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2 Bed End Of Terrace In School Drive Coalville, Coalville, LE67 4AN £71,750





SHORT DESCRIPTION

Property Ref: 16803 2 BEDROOM END-TERRACE HOME | 2 BATHROOMS | PRIVATE REAR GARDEN | SCHOOL DRIVE, COALVILLE LE67. Nestled within a popular residential area of Coalville, this well-presented two-bedroom end-terrace home offers modern and comfortable living, making it an excellent choice for first-time buyers, young professionals, downsizers, or investors alike. The property welcomes you with a bright and spacious living room, providing the perfect space to relax and entertain. The well-appointed kitchen offers ample storage and workspace, while the practical layout creates a comfortable flow throughout the home. Upstairs, you will find two generously sized bedrooms, including a principal bedroom. A contemporary family bathroom. Externally, the property boasts a private enclosed rear garden featuring a low-maintenance artificial grass patio area, ideal for year-round enjoyment, outdoor dining, entertaining friends and family, or providing a safe space for children and pets to play. Positioned in a peaceful location, the home enjoys easy access to a range of local amenities, schools, shops, and excellent transport links, making daily commuting and travel straightforward. Key Features: Attractive two-bedroom end-terrace house Two bathrooms, Bright and spacious living room Modern fitted kitchen Private enclosed rear garden Low-maintenance artificial grass patio Ideal for entertaining, families, and pet owners Popular Coalville location Close to local amenities, schools, and transport links Perfect for first-time buyers, investors, or downsizers Short Summary 2 BED END TERRACE | 2 BATHROOMS | PRIVATE GARDEN | ARTIFICIAL GRASS PATIO | COALVILLE, LEICESTERSHIRE A charming and well-maintained two-bedroom end-terrace home offering bright and practical accommodation throughout. Featuring a spacious living room, modern kitchen, two good-sized bedrooms, and a family bathroom. Outside, the enclosed rear garden benefits from a low-maintenance artificial grass patio, perfect for year-round use, entertaining, children, and pets. Conveniently located close to local amenities and transport connections, this property presents an excellent opportunity for first-time buyers and investors alike. Property Type: End of Terrace Full selling price: £205000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £71750.00 Monthly rent based on 35% share: £297.82 Remaining lease (In Years): 116 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £591.12 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied.

2

Bed Room(s)

2

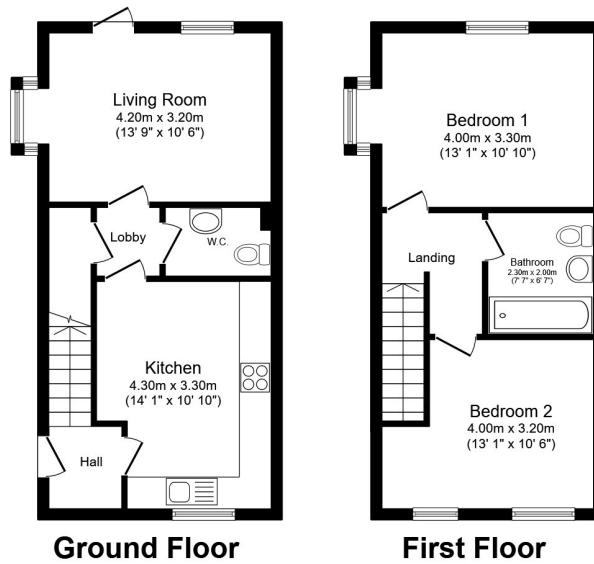
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 74.9 sq.m. (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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