



Affitto Estate Agents proudly present to the market this spacious 3-bedroom property, located in a popular and convenient area in Coalville, making it the perfect place for being close to all amenities, transport links and local schools.

Upon entry there is a spacious lounge with a window to the front of the property. This room is bright and airy and providing a warming atmosphere to the property. This room gives access to the kitchen.

The kitchen incorporates wall and base units as well as a sizeable worktop surface.

Upstairs, there are THREE bedrooms. One spacious master bedroom, one double bedroom and also a single bedroom. This property also has a dressing room which provides storage space.

The family bathroom consists of a shower, W/C and hand wash basin.

To the rear of the property, there is a large garden accommodated by a paved area leading onto grass. The gates lead onto the garden, with a space to park your car.

This property is available to view now so contact us today!

Council Tax Band: A

Deposit: £1,067.3

Holding Deposit: £213.46

Parking options: Off Street

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
			85
		60	

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.