



MAYNARD  
ESTATES



37 Victoria Road, Coalville, LE67 3AG

Offers over £150,000





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# Brief Description

OFFERED AVAILABLE WITH NO UPWARD CHAIN, on a quiet cul-de-sac on Victoria Road, Coalville, this CHARMING THREE BEDROOM TERRACED house presents an excellent opportunity for FIRST-TIME BUYERS or SAVVY INVESTORS. Spanning 901 square feet, the property is offered with no upward chain, allowing for a smooth transition into your new home.

Upon entering, you are welcomed by a front reception room that seamlessly flows into a versatile rear reception room. This LAYOUT PROVIDES FLEXIBILITY to designate your dining and living areas according to your preference. The rear reception room features stairs leading to the first floor, complete with convenient understair storage, and French doors that open into the kitchen.

The kitchen is a delightful space, adorned with modern royal blue wall and base units, an integrated oven and grill, and ample space for appliances. The stylish tiled splashback and wood effect vinyl flooring add a CONTEMPORARY TOUCH, while a rear access door enhances practicality.

Ascending to the first floor, you will find a landing with loft access, leading to THREE WELL-PROPORTIONED BEDROOMS and a contemporary family bathroom. The master bedroom is particularly spacious, boasting a PERIOD FEATURE FIREPLACE that adds character. The first floor family bathroom is equipped with a three-piece white suite, including a panel bath with a mains shower overhead, a WC, a handbasin, and a chrome heated towel rail.

Outside, the REAR GARDEN offers a blend of paved patios and pathways, complemented by an artificial lawn, a garden shed, and an additional paved area, perfect for outdoor relaxation or entertaining.

Located in close proximity to Coalville Town Centre, with its array of amenities, and NEARBY COALVILLE PARK, this property is ideally situated for both convenience and leisure. Early viewing is highly recommended to fully appreciate the potential of this delightful home.

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## ON THE GROUND FLOOR

Front Reception	10'10" x 12'15" (3.30m x 3.66m)
Rear Reception	10'2" x 14'10" (3.10m x 4.52m)
Kitchen	6'11" x 13'5" (2.11m x 4.09m)

## ON THE FIRST FLOOR

Landing	13'0" x 11'11" (3.96m x 3.63m)
Bedroom 1	9'9" x 11'8" (2.97m x 3.56m)
Bedroom 2	8'2" x 6'6" (2.49m x 1.98m)
Bedroom 3	5'3" x 6'6" (1.60m x 1.98m)

## ON THE OUTSIDE

Rear Garden





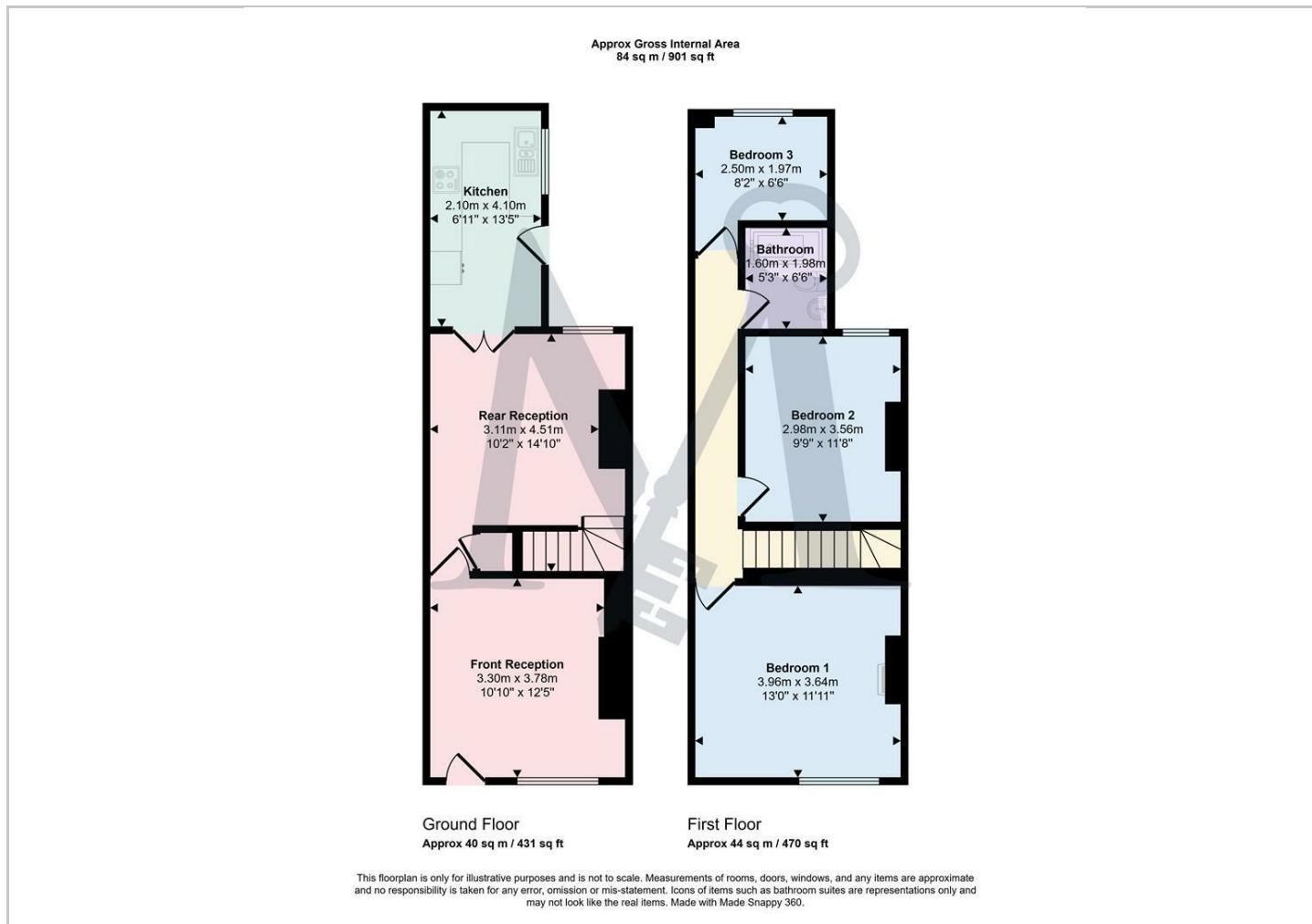
## Key Features

- Three Well-Proportioned Bedrooms
- Two Reception Rooms
- Close To Coalville Park
- Ideal First Time Buyer Property
- Available With No Upward Chain
- Contemporary Family Bathroom
- Located Nearby Coalville Town Centre
- Ready To Move Into
- Investment Opportunity
- Virtual Property Tour Available

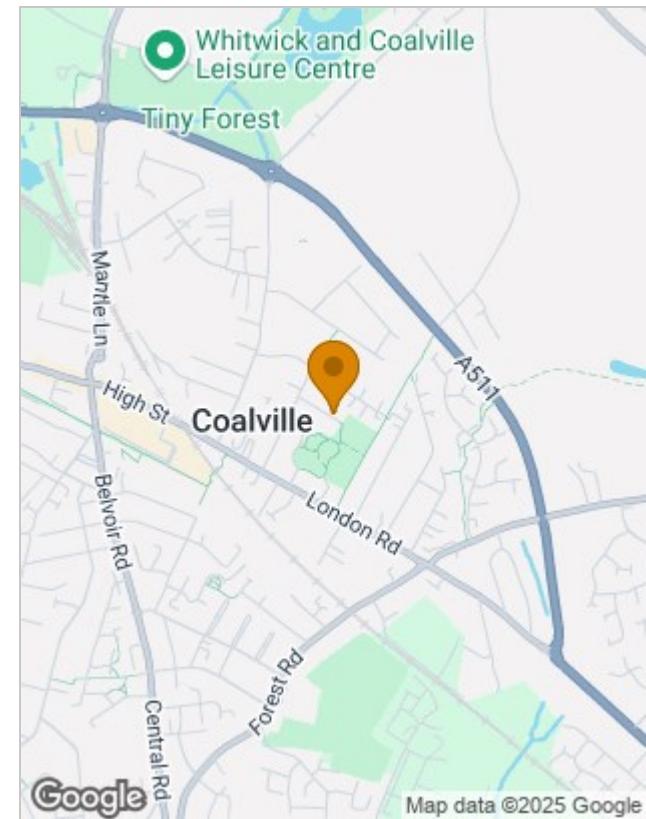




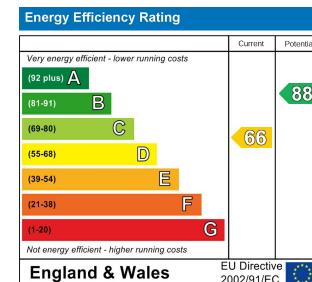
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Maynard Estates Office on 01530 682886  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.