
Sinclair
38
36 Gutteridge Street, Coalville
Offers Over £130,000

36 Gutteridge Street

Coalville

This THREE DOUBLE BEDROOM TERRACED HOME comes to market in the popular commuter town of Coalville and is offered with **NO UPWARD CHAIN**. In brief, the property includes a lounge, dining room, kitchen, three piece bathroom and the first floor having a landing and three double bedrooms. Externally, the property enjoys a low maintenance rear garden with side gated access.

Council Tax band: A

Tenure: Freehold

- No Upward Chain
- Three Double Bedrooms
- Terraced Home
- Lounge and Dining Room
- Private Rear Garden
- Close to Amenities







GROUND FLOOR

Dining Room
14' 7" x 12' 5" (4.45m x 3.78m)
Having uPVC double glazed window to front and stairs rising to the first floor.

Lounge
12' 0" x 12' 5" (3.66m x 3.78m)
Enjoying an electric fire, a timber framed window from the dining room, uPVC double glazed window to rear and access to the kitchen.

Kitchen
10' 3" x 6' 7" (3.12m x 2.01m)
Comprising of base and wall units, built in storage, space and plumbing for multiple appliances, sink with side drainer, half tiled walls, uPVC double glazed window to side and access to the family bathroom.

Bathroom
4' 9" x 6' 9" (1.45m x 2.06m)
Inclusive of a panel bath, wash hand basin, low level w.c, half tiled walls surrounding and uPVC double glazed opaque window to side.

FIRST FLOOR

Landing
Stairs rising to the first floor landing giving way to three good sized bedrooms.

Bedroom
11' 1" x 13' 11" (3.38m x 4.24m)
Having two uPVC double glazed windows to front.

Bedroom
11' 7" x 11' 3" (3.53m x 3.43m)
Having a uPVC double glazed windows to rear, built in storage cupboards and over stairs storage housing the loft hatch.







Bedroom
16' 7" x 8' 1" (5.05m x 2.46m)
Having uPVC double glazed windows to rear and a fitted cupboard housing the gas central heating boiler.

Rear Garden

Enjoying a patio area with space for outdoor seating, timber fence paneling to sides and brick block wall to rear. This garden has shared access from the right side leading to the alleyway to the left side.























Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.7 sq. feet)





Sinclair Estate Agents

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