



**Church Lane  
Whitwick  
Coalville  
Leicestershire  
LE67**

**Offers in Excess of £160,000**

**bettermove**

# Church Lane Coalville

Bettermove are proud to present this 2 bedroom terraced house in Whitwick, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, dining room, lean to utility, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, alongside the family bathroom. Outside, the property boasts a rear, private garden, with both lawn and patio areas, perfect for enjoying the summer months.

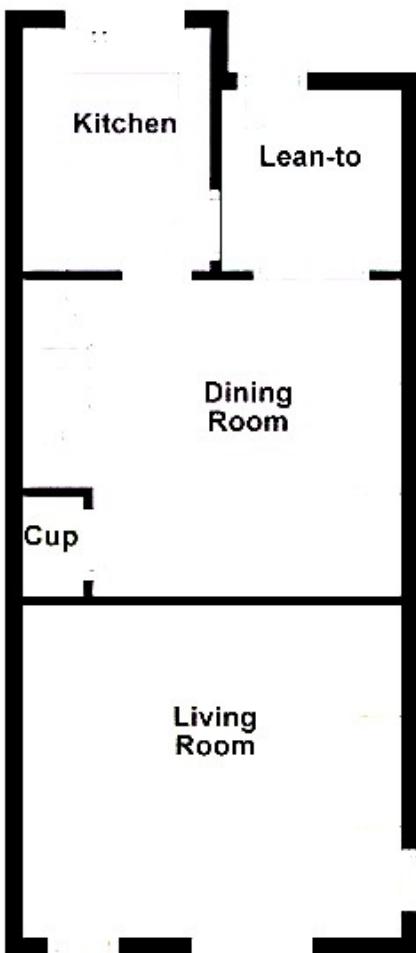
Located in the sought after village of Whitwick, Coalville, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Loughborough Train Station (11.3 miles), a variety of local bus routes, and quick access to the A42, leading to the M1, and the M42.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



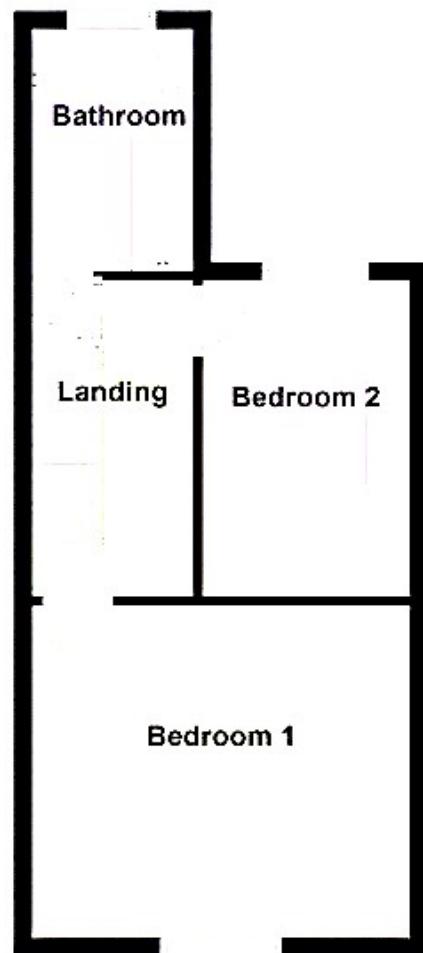
## Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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