

FOR SALE



# WELBURY ROAD HAMILTON LEICESTER LE5 1LX

Asking Price  
**£215,000**

## FEATURES

- No Chain
- Sought after location
- Off road parking + garage
- Two Bedrooms
- Kitchen / Diner
- Coach House
- Private rear garden
- Beautiful condition throughout
- Lounge
- Bathroom



 **SETHS**

# 2 Bedroom Coach House for sale in Hamilton

## GROUND FLOOR

### GARAGE

With up and over door

### FIRST FLOOR

### HALLWAY / LANDING

### LOUNGE

17'7" x 10'1"

Carpeted, x2 electric radiators, x2 uPVC double glazed windows

### KITCHEN / DINER

13'9" x 7'2"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge / freezer, space for dining table, integrated washing machine, tiled flooring, electric radiator, uPVC double glazed window

### BEDROOM 1

11'1" x 10'3"

Carpeted, electric radiator, storage cupboard, uPVC double glazed window

### BEDROOM 2

11'1" x 10'5"

Carpeted, electric radiator, uPVC double glazed window

### BATHROOM

3 pc suite comprising of; WC, wash hand basin with mixer tap and vanity units, bathtub with shower overhead, tiled flooring, partly tiled walls, uPVC double glazed window

## OUTSIDE

To the front of the property is allocated parking space for one car and access to the garage. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,783.06

Greenbelt Charge: £163.79

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

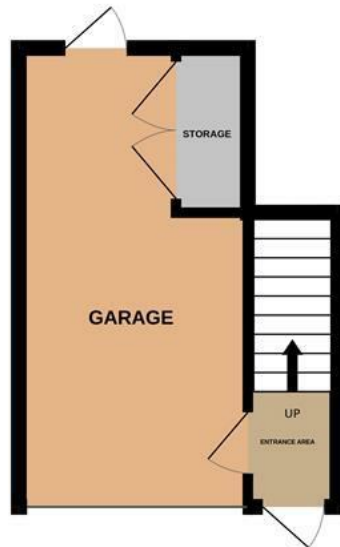
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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