



Edward Phillipps Road, Hathern

welcome to

Edward Phillipps Road, Hathern

****NO ONWARD CHAIN**** William H Brown are pleased to bring to the market this two-bed coach house, set over three floors and located in the popular village of Hathern. This property is a perfect first time buy or investment opportunity!

Entrance Hall

The entrance hall is accessed via a upvc double glazed door at the front of the property with stairs rising to the first floor.

Landing

The first-floor landing gives way to the open plan kitchen/living/diner and a separate wc. With upvc double glazed window, a storage cupboard and stairs leading to the second floor.

Lounge/Kitchen Diner

16' 7" x 13' 1" (5.05m x 3.99m)
This open plan kitchen diner/living room has upvc double glazed window to the rear and a Juliette balcony offering views over the front and a radiator. The flooring is part carpet and part tiled dividing the two spaces. In the kitchen there is an electric oven and gas hob with an extractor hood and splash screen, stainless steel sink with drainer and space for a fridge freezer.

First Floor Wc

The first floor wc has tiled flooring, a low flush wc, hand wash basin, a radiator and a upvc double glazed window.

Second Floor Landing

The second-floor landing gives way to both bedrooms, the main bathroom and an additional storage cupboard with plumbing for a washing machine.

Bedroom 1

13' 2" x 8' 6" (4.01m x 2.59m)
Bedroom one has a upvc double glazed window to the front, a radiator, fitted wardrobe and draw unit and carpet.

Bedroom 2

13' 2" x 7' 5" (4.01m x 2.26m)
Bedroom two offers a double-glazed window to the rear, a radiator and carpet flooring.

Bathroom

This bathroom has a panel bath with shower over, partially tiled walls, hand wash basin, low flush wc, Keylite skylight, fitted storage cupboard and a heated towel rail.

Outside

There is an allocated parking space to the rear of the property and access to an additional storage room.





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Edward Phillipps Road, Hathern Loughborough

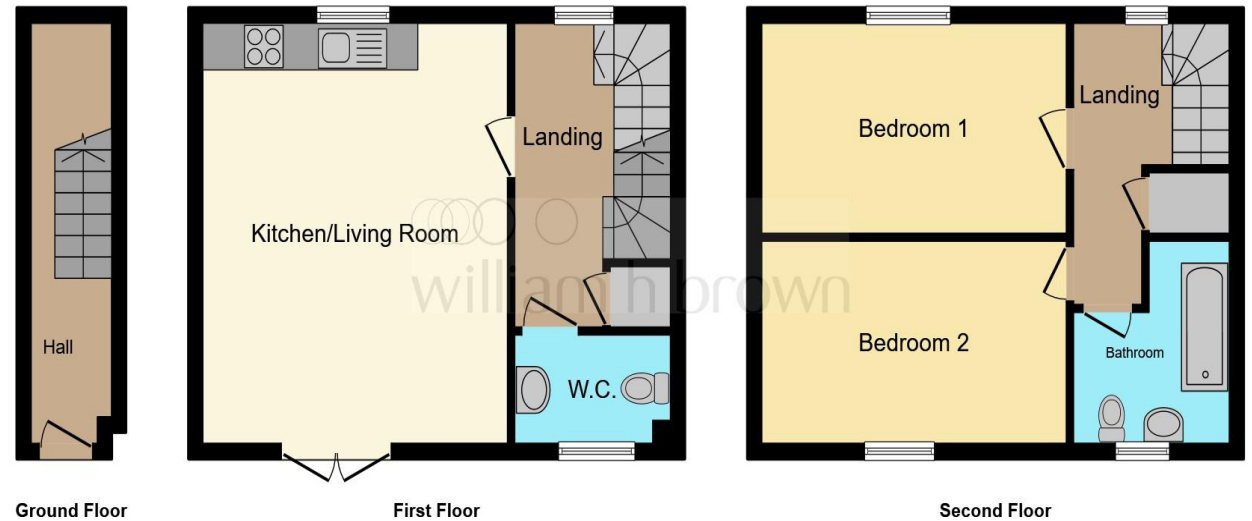
- Two Bedroom Coach House
- Ideal First Time Buy
- Village Location
- Off Road Parking
- Open Plan Kitchen/Living

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£180,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH115351 - 0007

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