EDWARDS
SALES AND LETTINGS

Goodacre Road

Hathern, Loughborough, LE12 5NX

£100,000

Property Features

- FAMILY BATHROOM
- 50% SHARED OWNERSHIP
- THREE BEDROOMS
- FITTED KITCHEN
- IMMACULATE TOWN HOUSE
- SPACIOUS LOUNGE/DINER
- DOWNSTAIRS WC
- TWO ALLOCATED PARKING SPACES
- CUL DE SAC LOCATION

Full Description

50% SHARED OWNERSHIP
With its DELIGHTFUL LOCATION OVERLOOKING PARKLAND and IMMACULATE INTERIOR, this lovely town house is an ABSOLUTE WINNER! The entrance hall gives way to a SPACIOUS LOUNGE/DINER, SMART FITTED KITCHEN and WC, whilst upstairs provides THREE BEDROOMS, two doubles and a generous single, and family bathroom. Outside, a neat enclosed rear garden with large patio area and TWO ALLOCATED PARKING SPACES complete the picture of this little beauty in a much favoured commuter village.

ENTRANCE HALL
Front door into entrance hall with radiator, doors to downstairs W.C., kitchen and lounge diner and stairs to first floor.

DOWNSTAIRS W.C
Fitted with a two piece suite comprising close coupled w.c and pedestal wash hand basin. PVCu double glazed window to the front elevation and radiator.

KITCHEN
11' 10" x 8' 8" (3.61m x 2.64m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, integrated fridge freezer, under counter space and plumbing for washing machine, boiler, radiator and PVCu double glazed window to front elevation.

LOUNGE/DINER
16' 2" x 14' 5 (MAX)" (4.93m x 4.39m)
PVCu double glazed window to rear elevation, radiator, under stairs storage and PVCu double glazed French doors leading out into the garden.

LANDING
Storage cupboard, loft access and doors to all three bedrooms and bathroom.

BEDROOM ONE
11' 5 (TO WARDROBES)" x 9' 0" (3.48m x 2.74m)
PVCu double glazed window to the rear elevation, radiator and built in wardrobes.

BEDROOM TWO
12' 11" x 8' 9" (3.94m x 2.67m)
PVCu double glazed window to the front elevation and radiator.

BEDROOM THREE
8' 8" x 7' 1" (2.64m x 2.16m)
PVCu double glazed window to the front elevation and radiator.

BATHROOM
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower screen and shower over, PVCu double glazed window to the rear elevation and radiator.

OUTSIDE
To the front of the property is a small lawned area with a paved pathway to the front door. To the rear of the property is a low maintenance garden mainly laid to lawn with patio areas and planted borders. The allocated parking is at the end of the row to the side.

AGENT NOTE
Please note the 50% rent plus service charge is £238.86 per month. £4.75 of this comprises the service charge.

Viewing Arrangements
Please contact Clare, Hannah or Ben to arrange your viewing.

Fixtures, Fittings and Appliances
Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs
It should not be assumed that items shown in our photographs are included in the sale of the property.

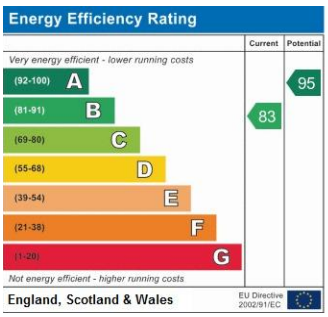
Measurements
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

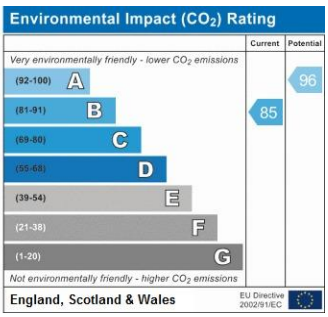
Money Laundering
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees
We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020





38 Frederick Street
Loughborough
Leicestershire
LE11 3BJ

helloedwards.co.uk
info@helloedwards.co.uk
01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements