



64 Victoria Road, Burbage, LE10 2JG

£245,000



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RH Homes And Property are extremely pleased to offer this traditional style three bedroom terraced property located in the centre of the ever sought after village of Burbage, offering excellent access to the centre of the village and facilities, and surrounding major road networks. Situated on a plot offering front and good sized rear gardens that you would expect on a traditional property. Briefly comprises: Through Lounge/Sitting Room, Kitchen and Utility area, five piece Bathroom, First Floor Landing, Three Bedrooms. With UPVC double glazing & gas central heating.

Council Tax Band B

### Entrance Porch

With a door to the front elevation and a further door through to the Living Room.

### Lounge & Sitting Room

27'5 x 12'0 (8.36m x 3.66m)

UPVC double glazed windows to the front and rear elevations, there is a focal point brick fireplace with open fire, three radiators, and TV aerial point.

### Kitchen

12'11 x 6'5 (3.94m x 1.96m)

Fitted with a good range of wall and base level units and a bottle rack, with working surfaces over and tiled splashbacks, with an inset stainless steel sink and drainer. With access through to the lobby/utility area. Quarry tiled flooring. UPVC double glazed window to the side aspect.

### Utility Area/Lobby

7'1 x 6'5 overall (2.16m x 1.96m overall)

With a door to the side aspect out into the rear gardens. Plumbing for a washing machine and space for a tumble dryer.

### Bathroom

9'7 x 7'2 (2.92m x 2.18m)

Having a five piece white suite comprising a wash hand basin, low level W.C., bidet, a shower in a corner shower cubicle, and a bath, with half tiling to the walls, a heated towel rail, and a UPVC double glazed window to side and the rear elevation.

### First Floor Landing

With radiator, and access to:







### Master Bedroom

12'1 x 11'8 (3.68m x 3.56m)

UPVC double glazed window to the front elevation, and radiator.

### Bedroom Two

12'0 x 9'1 (3.66m x 2.77m)

UPVC double glazed window to the rear elevation, useful built in store cupboard. and radiator.

### Bedroom Three

12'10 x 6'6 (3.91m x 1.98m)

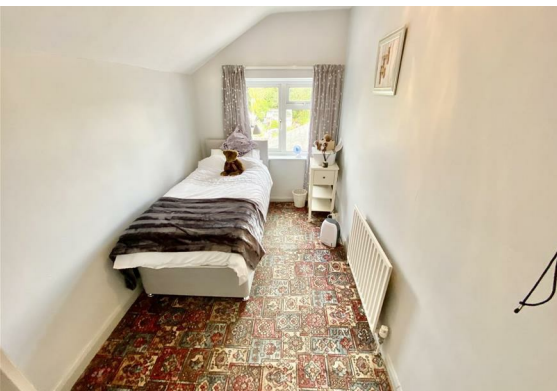
UPVC double glazed window to the rear elevation, and radiator.

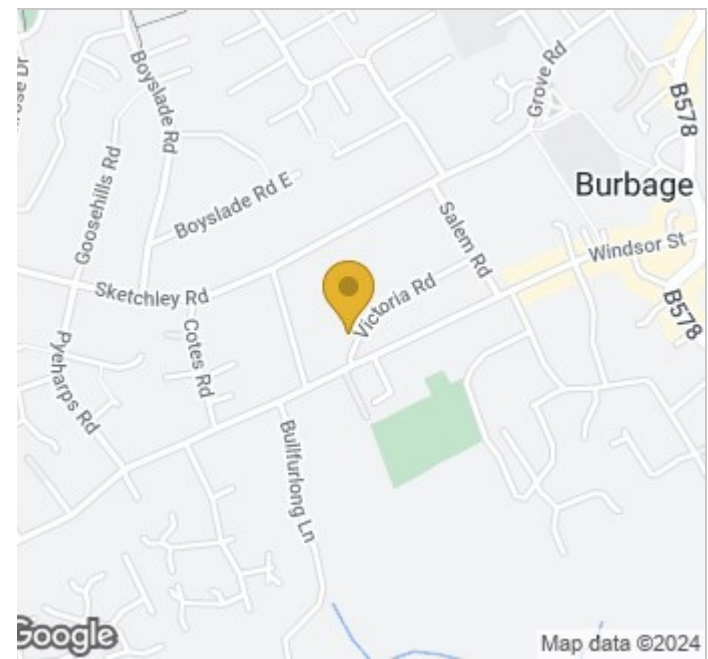
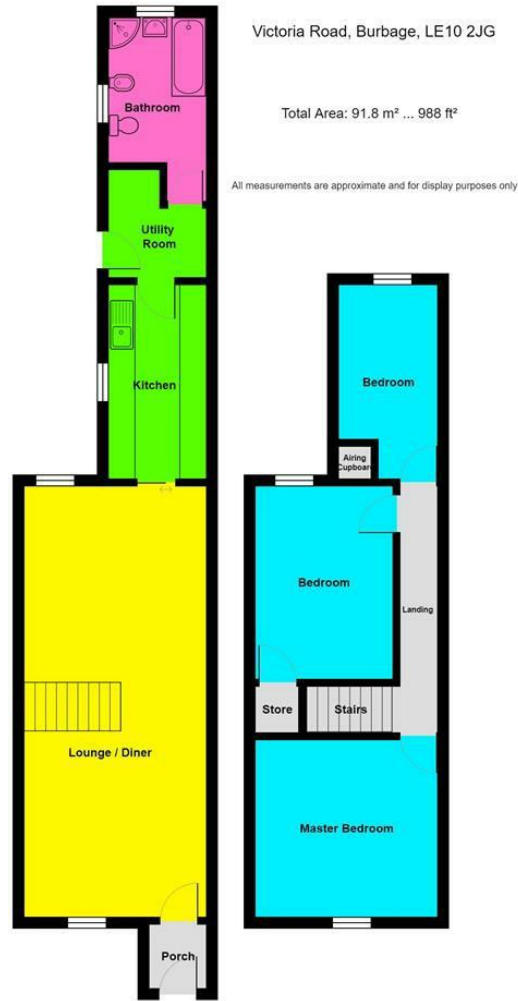


### Outside

There is a well stocked flower bed, small tree and graveled front garden and a paved pathway through to the Porch.

To the rear of the property, there is a paved yard and patio area, then further seating and really well stocked and presented display beds. Towards the rear there is further seating, planting, and a greenhouse.





Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Coventry Road, and then left again onto Victoria Road where the property is situated on the immediate left hand side easily identified by the RH Homes And Property for sale board. For SATNAV users the postcode is LE10 2JG.

### Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.altosoftware.co.uk

