



33 London Road, Hinckley, LE10 1HQ  
£178,500

wards  
Residential

Freehold. NO CHAIN. IDEAL FOR FIRST TIME BUYERS OR INVESTORS. This two bedroomed terraced house is conveniently situated within walking distance of Hinckley town centre. The accommodation is as follows: Lounge, Kitchen Diner with a range of base and wall units. To the first floor, two bedrooms and shower room. Outside, off road parking, rear yard and outbuilding. This property has electric heating and double glazing.

### **Kitchen**

**3.33 x 4.15 Metres**

With a range of white base and wall units with granite effect work surface over and granite effect splash back surround. Two Baumatic hobs with extractor over and red tile splash back behind. Stainless steel sink and drainer. Built in oven. Wood effect vinyl floor boards. Built in storage cupboard with original oak wood door. UPVC Double glazed window to the rear elevation and composite back door to rear garden.

### **Lounge**

**3.66 x 4.15 Metres**

Living space with composite front door and original oak wood door to hall. Wood effect vinyl floorboards and UPVC double glazed window to the front elevation.

### **Bedroom 1**

**4.15 x 3.66 Metres**

Double bedroom with built in storage cupboard and UPVC double glazed window to the front elevation.

### **Bedroom 2**

**2.1 x 3.25 Metres**

With UPVC double glazed window to the rear elevation.

### **Bathroom**

**3.27 x 1.94 Metres**

Three-piece suite comprising low flush WC, pedestal sink, enclosed shower cubicle. Built in storage cupboard and extractor fan. Granite effect vinyl flooring and UPVC double glazed window to the rear elevation.



## Outside

The property's front external elevation comprises of a tarmacadam driveway with parking for two vehicles along with decorative planting. The external rear elevation of the property comprises of a block paved patio section along with brick out house for storage. Beyond the block paving is a lawn along with decorative stoned section. There is also a wooden gate providing access through the bottom of the garden.

**EPC - E(50)**

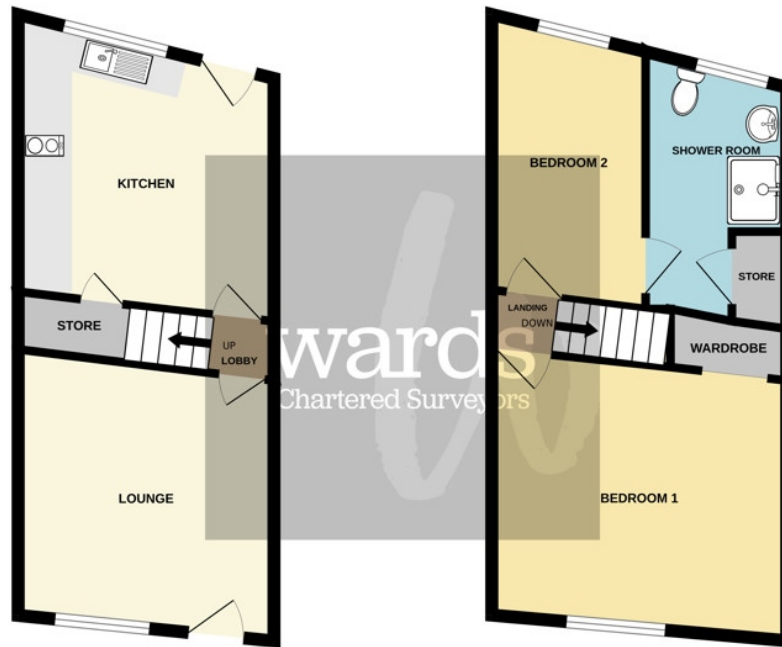
**Council Tax Band - A**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

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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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



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