



wards
Residential

85 Mount Road, Hinckley, LE10 1AE
£155,000

Freehold. NO CHAIN. Wards are pleased to present this two-bedroom terraced house located in a convenient location within walking distance of Hinckley town centre, schools, local parks, doctors, leisure centre, major road links and the train station. The property comprises a lounge, dining room and a kitchen on the ground floor. With two bedrooms and a family bathroom on the first floor and a paved garden to the rear. UPVC double glazing and gas fired central heating.

Lounge

4.37 x 3.41 Metres

With feature gas fireplace, staircase leading to the first floor, timber front door and UPVC double glazed window to the front elevation.

Kitchen

3.77 x 3.41 Metres

Fitted with cream wall and base units, sink and drainer, tiled flooring, tiled splash backs, UPVC glass paneled door to the rear elevation.

Bedroom 1

3.42 x 3.41 Metres

With storage cupboard and two UPVC double glazed windows to the front elevation.

Bedroom 2

3.77 x 3.41 Metres

With UPVC double glazed window to the rear elevation.

Bathroom

2.12 x 1.46 Metres

Fitted with a three-piece white suite including low flush WC, pedestal sink, walk in enclosed shower, tiled splash backs and UPVC double glazed window to the rear elevation.

Outside

To the front elevation there is a paving slab area. To the rear, there is an enclosed yard area.



EPC rating - D

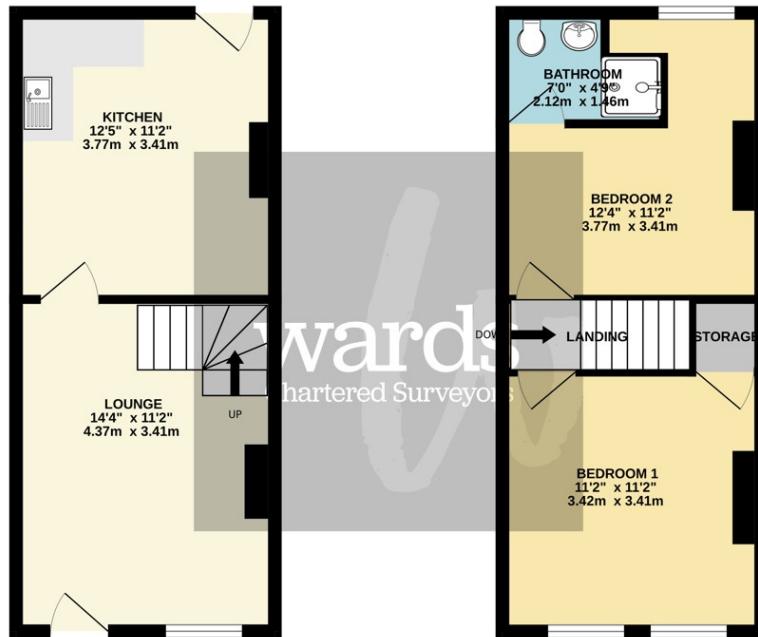
Council Tax Band - A

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 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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