



119 Church Street, Hinckley, LE10 2DB
£299,999



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RH Homes and Property are delighted to offer this fantastic opportunity to purchase this three storey Townhouse on Church Street situated right in the centre of the sought after conservation area of Burbage Village close to all the village facilities and amenities and overlooking St. Catherine's Church and Burbage Tree. The house has scope to improve to taste and briefly comprises an Entrance Hall, Ground Floor Office, Lounge/Diner, Kitchen, Second Storey Landing, Two Double Bedrooms, and Shower Room. There is a Garage/Store with up and over door from the rear communal gardens. The location of the property is in the heart of Burbage and offers excellent commuter access to Leicester, Coventry, Birmingham and Nottingham and all major road networks via the M69 and A5 which are in close proximity to the M1, M6 & M42 junctions.

Council Tax - D

Entrance Hall

Ground Floor Office

5'5 x 12'4 (1.65m x 3.76m)

Lounge/Diner

14'10 x 19'8 (4.52m x 5.99m)

Kitchen

14'10 x 7'11 (4.52m x 2.41m)

Second Floor Landing

Bedroom One

14'10 x 10'2 overall (4.52m x 3.10m overall)

Bedroom Two

12'0 x 11'0 (3.66m x 3.35m)

Shower Room

5'5 x 6'2 (1.65m x 1.88m)

Garage

Communal Gardens

Photos

Photos are true to original photo but have been cleaned, organised, and tidied with editing software. Viewing up close is highly recommended to appreciate the property, setting, and location on offer!







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Total Area: 88.9 m² ... 957 ft²

All measurements are approximate and for display purposes only



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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