



wards  
Residential

90 Rugby Road, Hinckley, LE10 0QE  
£185,000

Freehold

**NO CHAIN.** A great opportunity to purchase this fully renovated traditional two-bedroom spacious terrace in the heart of Hinckley town centre. Within close proximity of shops, railway station, local parks and major road links including the M69 and A5 property is ideal for first time buyers, investors, commuters and anyone looking to downsize. The accommodation comprises of the following: Entrance Hall, Living Room, Dining Room and newly fitted Kitchen with a range of base and wall units. First Floor, 2 Double Bedrooms and a newly fitted family Bathroom. Externally, there are good sized front and rear gardens. The property benefits from gas central heating and UPVC double glazing.

### **Entrance Hall**

Staircase to the first floor, obscure double glazed front door and smoke alarm.

### **Living Room**

**4.68 x 3.05 Meters**

Bright living space with large UPVC double glazed bay window to the front elevation and laminate flooring.

### **Dining Room**

**3.83 x 3.26 Meters**

Good sized dining room with laminate flooring, UPVC double glazed window to the rear elevation and meter cupboard.

### **Kitchen**

**3.71 x 2.28 Meters**

Newly fitted kitchen with a matching range of base, wall and drawer units with contrasting work surfaces above and stainless-steel sink unit with mixer tap, built in electric double oven and hob with extractor hood above, space for fridge freezer and plumbing for washing machine. UPVC double glazed door and window to side elevation, laminate flooring and under stairs storage cupboard.



## Landing

Access to the loft.

## Bedroom 1

**4.62 x 3.89 Meters**

Large double bedroom with newly fitted carpet and two UPVC double glazed windows to the front elevation.

## Bedroom 2

**3.8 x 2.94 Meters**

Another good-sized double bedroom with newly fitted carpet and UPVC double glazed window to the rear elevation.

## Bathroom

**3.71 x 2.28 Meters**

Newly fitted three-piece white suite comprising a low level wc, vanity sink and bath with shower over. Tiled surrounds, LED illuminated mirror extractor fan, heated towel rail and UPVC double glazed window to the rear elevation.

## Outside

The property is nicely set back from the road screened behind a brick paved retaining wall and gravel forecourt. A shared side entry leads to the rear of the property. To the rear of the house is a slabbed rear yard with numerous outhouses. Beyond which the garden area is predominantly laid to lawn, the whole being enclosed by timber fencing.

**EPC Rating - F (38)**

**Council Tax Band - B**

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





TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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