16 Sunnydale Road, Hinckley, LE10 0PB
£204,950

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HOMES & PROPERTY

*** NO CHAIN *** Ideal for those wanting to put their own stamp and improvements to their property - RH Homes and Property are pleased to offer a fantastic opportunity to purchase three bedroom semi-detached home located in a good location for road networks and Hinckley Town Centre. The house comprises a Porch, Entrance Hall, Lounge, Dining Area, Kitchen, Landing, Three Double Bedrooms, and Shower/Wet Room. . Also with front & rear gardens UPVC double glazing and gas central heating. *** NO CHAIN ***

Council Tax Band - B

Porch

Entrance Hall
With under-stairs storage access, radiator, and upvc double glazed door and window to the front elevation.

Lounge
10'11 x 13'8 (into bay) (3.33m x 4.17m (into bay))
Having a living flame effect gas fire set in a composite surround, radiator, and UPVC double glazed bay window to the front aspect.

Dining Area
10'11 x 12'1 (3.33m x 3.68m)
With radiator, and UPVC double glazed French doors to the rear gardens.

Kitchen
5'8 x 8'9 (1.73m x 2.67m)
Having a range of wall and base level units with working surfaces over and tiled splashbacks, inset stainless steel sink and drainer, plumbing for washing machine, four ring gas hob, eye level oven and grill, and UPVC double glazed window to the side aspect.

Landing
With loft access and UPVC double glazed window to the side elevation.

Bedroom One
10'11 x 13'8 (into bay) (3.33m x 4.17m (into bay))
With radiator and UPVC double glazed bay window to the front aspect.

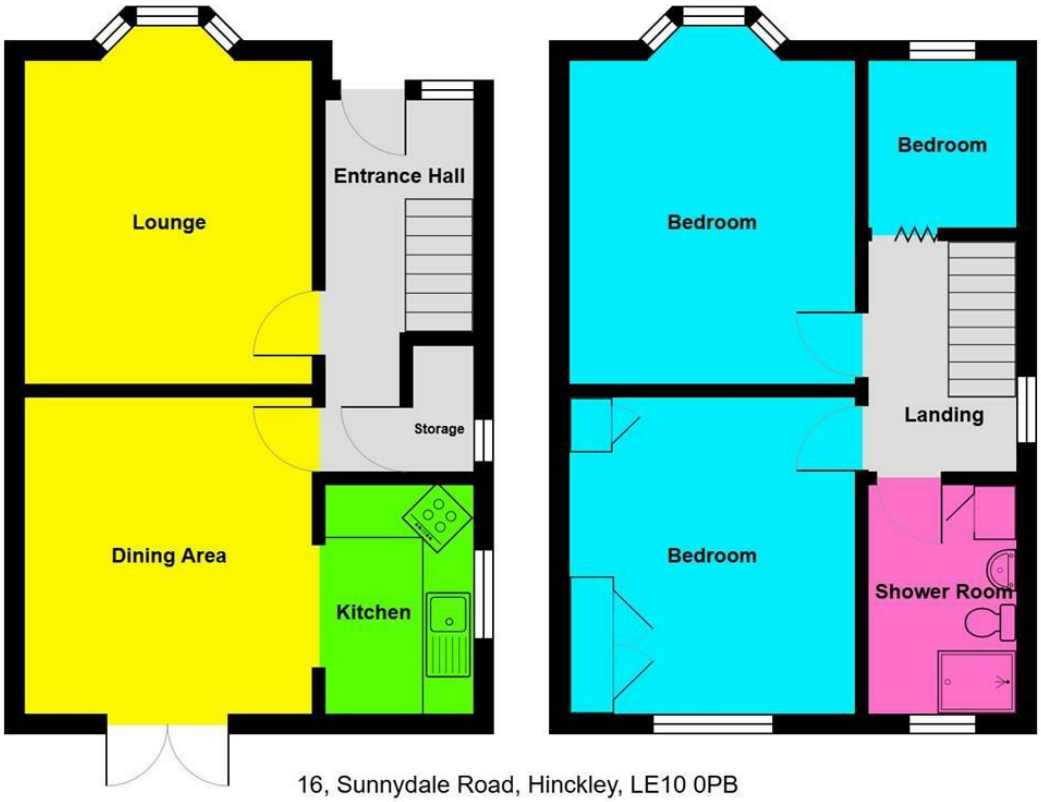
Bedroom Two
10'11 x 12'1 (3.33m x 3.68m)
With two fitted timber wardrobe units, radiator, and UPVC double glazed window to the rear elevation.

Bedroom Three
5'8 x 6'5 (1.73m x 1.96m)
With radiator and UPVC double glazed window to the front aspect.

Shower Room
5'8 x 8'6 (1.73m x 2.59m)
Having a full wet room floor and tiled surround with a three piece white suite of low flush WC, Wash hand basin, and electric shower, boiler cupboard housing a Vailant central heating boiler, radiator, extractor, and UPVC double glazed window to the rear elevation.

Outside
To the front is a stoned front garden area and a slabbed pathway to the front entrance door and timber side access gate.

At the rear of the property is a timber decking area and slabbed patio under a pagoda and having access two the two external brick storage rooms. there is a further stoned garden area with established hedge and shrub borders, which leads to a further slabbed patio and timber shed at the foot of the garden.



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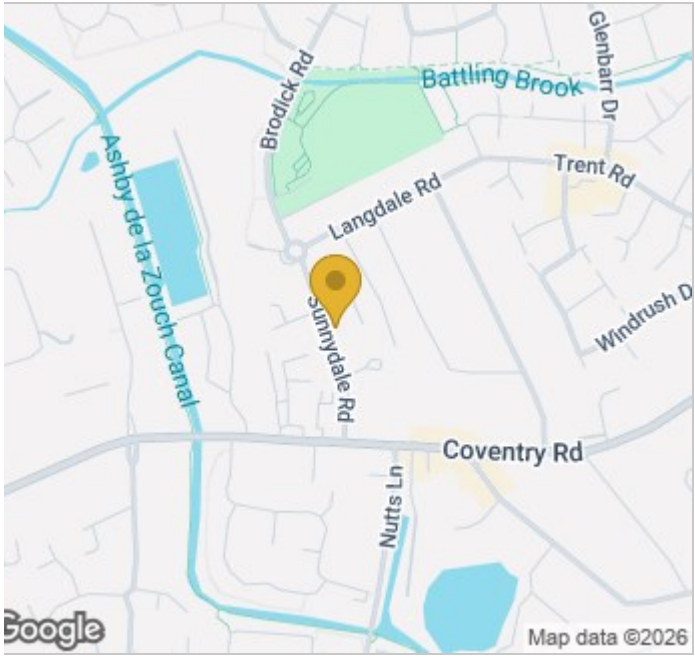
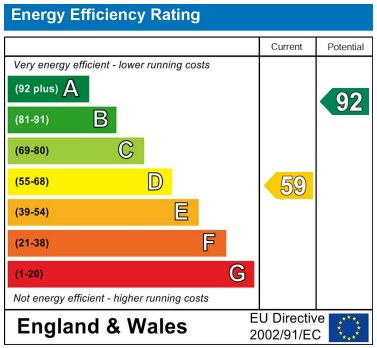
Total Area: 79.2 m² ... 853 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along Coventry Road, take a right turn onto Sunnydale Road where the property is situated on the right hand side easily identified by the RH Homes and Property 'for sale' board. For SATNAV users the postcode of the property is LE10 0PB.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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