New Road, Burbage, LE10 2AW
Offers Invited £200,000

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RH HOMES & PROPERTY

*** NO CHAIN *** RH Homes & Property are pleased to offer this prime Burbage location house with exciting upgrade prospects. No chain. A three bedroom terraced townhouse. Located in the centre & conservation area of the highly sought after village of Burbage close to the Burbage village shops and facilities such as Schools, Public houses, Restaurants, and with excellent access to the nearby A5 and M69 motorway leading to the M1, M6 & A & M42. With some original features still on show, the house comprises a reception hall, lounge, and dining kitchen. First floor landing, three double bedrooms and bathroom. Front and good sized rear garden with an attractive outlook overlooking the bowls green. Gas central heating and UPVC double glazing *** NO CHAIN ***

Council Tax Band B

EPC Rating D

Reception Hall
There is a door to the front aspect set in a recessed open Porch. Stairs off to the first floor, and ceramic tiled flooring, radiator, and understairs store cupboard.

Lounge
Attractive original panelled interior door from the Hall. There is a radiator, electric fire set in a focal point fireplace with wood surround, decorative picture rail. UPVC double glazed window to the front elevation.

Kitchen Diner
Fitted with a range of base level units, with working surfaces over, inset stainless steel sink and drainer and tiled splashbacks. Radiator and a cupboard housing the Glow worm gas boiler. There is a mix of laminated wood flooring, and ceramic tiles, a traditional wood store cupboard, and UPVC double glazed window and UPVC door to the rear elevation out into the garden.

First Floor Landing
Loft access hatch, and doors through to :

Bedroom One
UPVC double glazed window to the rear elevation, radiator, a decorative feature fireplace, and built in wardrobe.

Bedroom Two
UPVC double glazed window to the front elevation, radiator, and a decorative feature fireplace.

Bedroom Three
UPVC double glazed window to the rear elevation, and built in storage.

Bathroom
Three piece white suite comprising a bath with shower over, low level WC, and wash hand basin, with vinyl flooring, tiled splashbacks, radiator, and double glazed window.

Outside
There is a front yard area offering seclusion from the pathway, and a gated access into the rear garden, which houses an outside store and an outside WC. There is a patio area, and lawned garden with a tree situated to the rear, a really attractive feature is the outlook over the Bowls Green at the rear.

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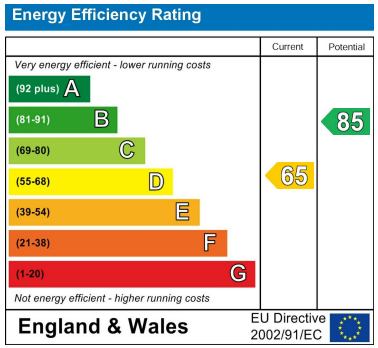
Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only

Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Turn right into Hinckley Road, and continue through the village which becomes Church Street, upon reaching the war memorial in the centre of the village, take the right turning alongside the memorial, where the property is situated around the bend on the right hand side. For SATNAV users please enter the postcode LE10 2AW.



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.

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

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