



50 Ashby Road, Hinckley, LE10 1SL

£179,950



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RH Homes and Property are very pleased to offer this well presented two bedroom mid terrace property located on Ashby Road, which is ideal for a number of local shops and amenities, and within close proximity to Hinckley Town Centre and surrounding transport links. Briefly comprising Lounge, Sitting/Dining Room, Kitchen, First Floor Landing, Two Double Bedrooms and modern four piece Bathroom. Outside the property has gardens to the front and rear. Gas heating & UPVC double glazing.

Council Tax - A

Lounge

12'0 x 10'10 (3.66m x 3.30m)

Composite part glazed door and UPVC double glazed window to the front elevation, radiator, laminate wood style flooring, a focal feature traditional fireplace with cast grate and raised hearth.

Sitting Room

12'0 x 10'6 (3.66m x 3.20m)

UPVC double glazed window to the rear, radiator, laminated wood style flooring, understairs store, and stairs off to the first floor.

Kitchen

11'8 x 6'4 (3.56m x 1.93m)

Fitted with a good range of gloss fronted wall and base level units and stainless steel sink and drainer, with work surfaces and a breakfast bar and tiled splashbacks, there is an electric oven and hob with a hood over, integrated fridge/freezer, and dishwasher, and plumbing for a washing machine. Cupboard housing the Worcester combination boiler. Wood style flooring, and UPVC double glazed windows to the side and rear, and a UPVC part glazed door to the side into the garden.

First Floor Landing

With loft access hatch, and leading to:

Master Bedroom

12'0 x 10'10 (3.66m x 3.30m)

UPVC double glazed window to the front elevation, and radiator.

Bedroom Two

10'5 x 9'0 (3.18m x 2.74m)

UPVC double glazed window to the rear, radiator and built in wardrobe/store.





Four Piece Bathroom

11'7 x 6'4 (3.53m x 1.93m)

Having a modern four piece white suite, with a bath with central taps, wash hand basin, low flush wc and a rainfall infinity shower in a shower cubicle. With tiling and splashbacks, ladder style heated towel rail, ceiling spotlights, and UPVC double glazed window to the rear elevation.

Outside

There is a walled and cast railed wall to offer seclusion from the pathway, and designed for easier maintenance front garden.



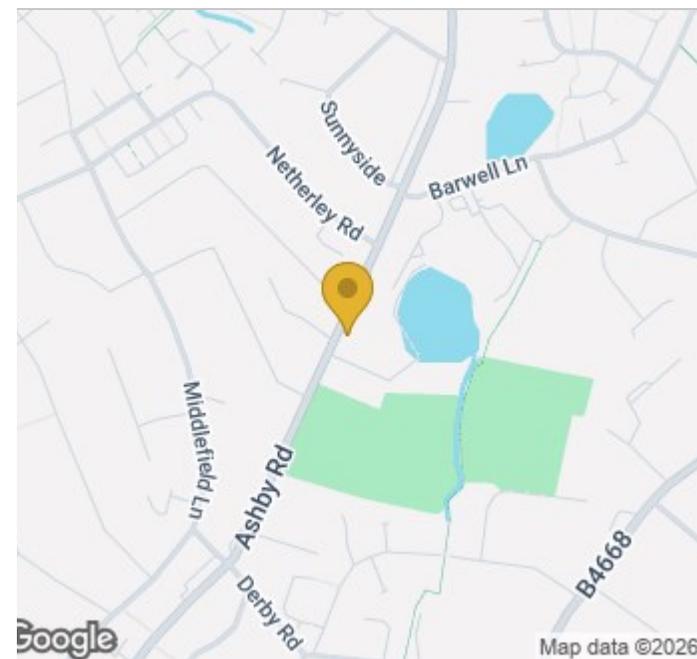
Mainly courtyard style enclosed rear garden with good sized patio area, a lawn, outside tap, and a side gate from the frontage.





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All measurements are approximate and for display purposes only



Leaving Hinckley along the Ashby Road as if towards Market Bosworth, continue along and the property is situated on the right hand side easily identified by the RH Homes & Property for sale board. For SATNAV users the postcode of the property is LE10 1SL.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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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