







3 Bedroom House - End Terrace

located on Rugby Road, Burbage

£210,000

UP Estates

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THREE BED, THREE STOREY, TRADITIONAL TERRACE - REFITTED BATHROOM - GREAT OPEN KITCHEN DINER SETUP Situated on this amendable spot in the much sought after village of Burbage, this traditional style end terrace family home is charming, close to local schools, shops, amenities and Hinckley train station In brief the property comprises; lounge, open plan kitchen into dining sun room/conservatory, and a useful utility/cloakroom to the ground floor. To the first floor; bedroom, further bedroom/study and a refitted family bathroom. To the second floor there is a further bedroom. Externally the property benefits from a garden to the rear. There is some land not registered on the title deed adjacent to the property, and the owners park their two vehicles side by side here but it is not an official driveway but does have dropped kerb access, and the sellers have parked there over the past 10 years whilst owning the property next to it.

£210,000

- TRADITIONAL END TERRACE
- THREE BEDROOMS
- THREE FLOOR ACCOMODATION
- SOCIAL REAR OPEN PLAN KITCHEN DINING AREA
- HANDY DOWNSTAIRS WC/UTILITY ROOM
- CHARMING REAR GARDEN
- AMENABLE SPOT NEARBY TO HINCKLEY TRAIN STATION & SHOPS
- REFITTED BATHROOM
- COUNCIL TAX BAND A









IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended









as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Rugby Road, Burbage





Total Area: 92.0 m² ... 991 ft²

All measurements are approximate and for display purposes only

CONTACT

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