



Sketchley Road
Burbage
Hinckley
Leicestershire
LE10 2DX

Offers in Excess of £172,000

bettermove 

Sketchley Road Hinckley

Bettermove are proud to present this 2 bedroom Semi-Detached House in the sought after area of Burbage. This property requires some modernisation throughout to bring it up to its full potential.

The property benefits from double glazing, gas central heating throughout and has off street parking available to the front of the property. The council tax band is B.

The interior of this property comprises a spacious living room, dining room, the fitted kitchen and the family bathroom on the ground floor. The first floor consists of two double bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Burbage, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M69, Hinckley Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

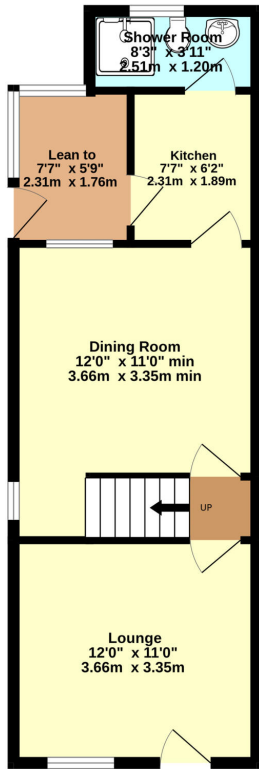
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

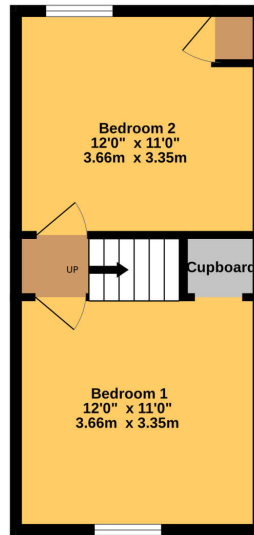
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore,



Ground Floor
431 sq.ft. (40.0 sq.m.) approx.



First floor
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 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.
Made with Metropac i2002

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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