



16 Oban Road, Hinckley, LE10 0LL  
£190,000

wards  
Residential



Freehold. NO CHAIN. A traditional style three bedroom semi-detached house located within Hinckley, close to the popular Ashby Canal and Trinity Marina, along with local amenities and schooling facilities. The accommodation briefly comprises: Ground Floor: Entrance Hall, open-plan Lounge/Diner, Kitchen. First Floor: three Bedrooms and Family Bathroom. Externally, there is a driveway to the front and gardens to the rear. Majority UPVC double glazing and gas fired central heating.

### Hall

**1.18 x 1.08 Metres**

With UPVC front door.

### Kitchen

**3.33 x 1.37 Metres**

Fitted with wood effect base and wall units with granite effect working surfaces over and stainless steel sink and drainer. Freestanding cooker and extractor fan. Recently fitted Worcester combi boiler in cupboard. White tiled splashbacks and wood effect vinyl flooring. UPVC double glazed window to the side and door to the rear elevation.

### Lounge/Diner

**7.53 x 3.23 Metres**

With understairs store cupboard, UPVC double glazed bay window to the front elevation and timber single glazed window to the rear.

### Landing

**2.47 x 1.6 Metres**

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

### Bedroom 1

**4.2 x 3 Metres**

With UPVC double glazed bay window to the front elevation.

### Bedroom 2

**2.86 x 3.34 Metres**

With UPVC double glazed window to the rear elevation.



### **Bedroom 3**

2.34 x 1.74 Metres

With UPVC double glazed window to the rear elevation.

### **Bathroom**

1.73 x 1.76 Metres

Fitted with a three piece suite comprising pedestal sink, low flush WC and bath with electric shower over. With vinyl stone effect flooring and marble effect tiling to the walls. Ceiling spotlights and UPVC double glazed window to the front elevation.

### **Outside**

To the front elevation there is a paving slab driveway. To the rear elevation the garden is enclosed by timber fencing with gated access from the front elevation. There is a patio area adjacent to the house and path to the rear of the plot, along with a timber shed and two external stores.

**EPC Rating - D(62)**

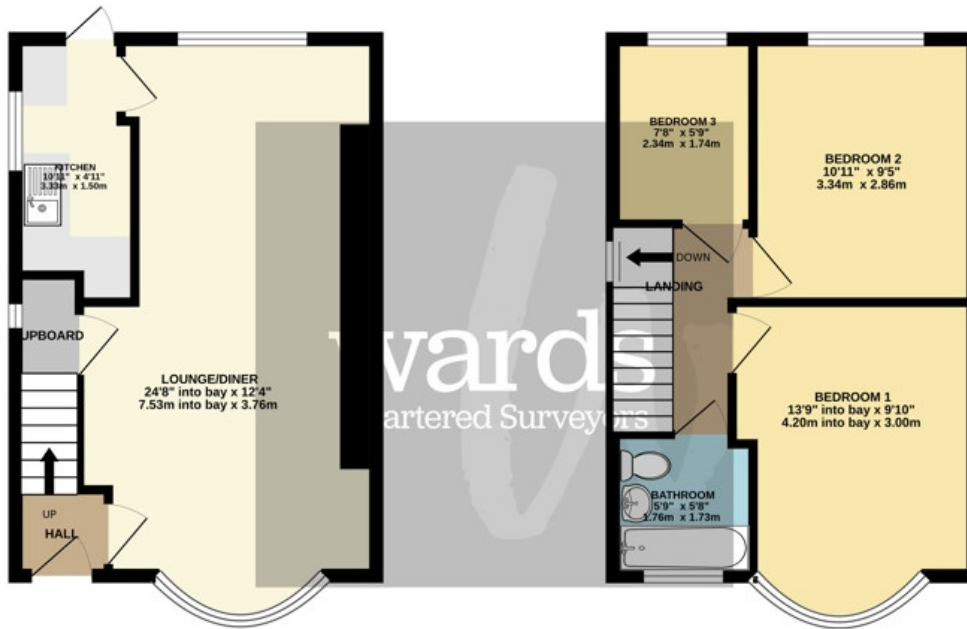
**Council Tax Band - B**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 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.  
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