



19 Queens Road, Hinckley, LE10 1ED
£180,000

wards
Residential

Freehold. NO CHAIN. A traditional two bedroom mid terraced house, with second floor loft room, located on Queens Road on the fringe of Hinckley town centre. The property is ideal for first time buyers and investors and is in close proximity to the popular Queens Park and for commuting links via Hinckley railway station. The accommodation briefly comprises: Ground Floor: Lounge, Dining Room, Kitchen and Bathroom. First Floor: two Bedrooms and Second Floor: Loft Room. UPVC double glazing and gas fired central heating.

Lounge

3.68 x 3.37 Metres

With UPVC front door and double glazed window to the front elevation and understairs storage cupboard.

Dining Room

3.65 x 3.35 Metres

With UPVC double glazed window to the rear elevation.

Kitchen

2.77 x 1.83 Metres

Fitted with a good range of white base and wall units with granite effect working surfaces over and stainless steel sink and drainer. Freestanding gas cooker with hob. Tiled splash backs and wood effect flooring. UPVC door to the side elevation and two UPVC double glazed windows to the side elevation.

Bathroom

1.78 x 1.75 Metres

Fitted with a three piece white suite comprising pedestal sink, low flush WC and bath with shower over. Full height tiled walls and UPVC double glazed window to the side elevation.



Bedroom 1

3.69 x 3.35 Metres

With UPVC double glazed window to the front elevation.

Bedroom 2

3.67 x 3.35 Metres

With UPVC double glazed window to the rear elevation.

Loft Room

4.31 x 3.04 Metres

With UPVC double glazed window to the rear elevation.





Outside

To the front elevation, there is a paved front garden.

To the rear elevation, the garden is partially enclosed by timber fencing. The garden itself is predominantly laid-to-lawn with a paving slab path and patio area adjacent to the dwelling.

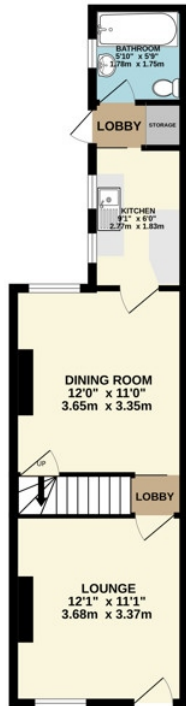


EPC Rating - D(61)

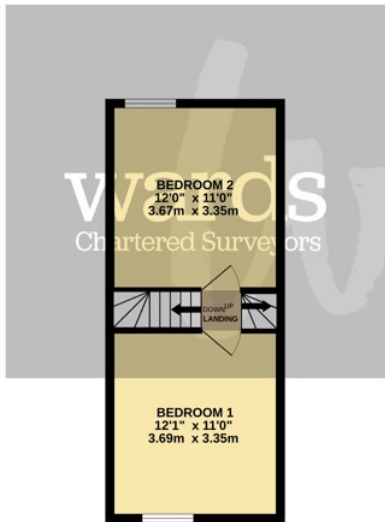
Council Tax Band - A

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

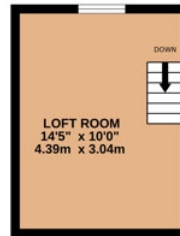
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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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