



**2 Bedroom House - End Terrace**  
**located on Willowbank Road,**  
**Hinckley**  
**£215,000**

**UP Estates**



## \*\*TWO BEDROOM END TERRACE HOUSE - CONVENIENT HINCKLEY LOCATION\*\*

Welcome to this beautifully presented two-bedroom end-terrace home situated close to the heart of Hinckley, Leicestershire. This modern property offers a stylish and comfortable living space — ideal for first-time buyers or those seeking a low-maintenance home close to local amenities.

This home features a modern kitchen, downstairs WC and a spacious living room on the ground floor with modern French doors leading to the beautiful private rear garden with a decking area perfect for relaxing and entertaining with friends and family. On the first floor, there are two good sized double bedrooms both with built in storage for convenience and a family sized bathroom with bathtub and shower above. The property also benefits from an allocated parking space to the front aspect of the property.

This home is ideally located within walking distance of both Tesco and Sainsbury's supermarkets, restaurants, and everyday essentials. This home combines modern living with a prime location, making it an excellent opportunity to step onto the property ladder in style.

£215,000

- MODERN TWO BEDROOM END TERRACE HOUSE
- SPACIOUS RECEPTION ROOM
- DOWNSTAIRS WC FOR CONVICIENCE
- PRIVATE REAR GARDEN WITH DECKING AREA
- ALLOCATED PARKING SPACE FOR ONE CAR
- IDEAL FOR FIRST TIME BUYERS OR YOUNG PROFESSIONALS
- WALKING DISTANCE TO LOCAL SUPERMARKETS, RESTAURANTS AND AMENITIES
- CONVENIENT HINCKLEY LOCATION WITH GOOD TRANSPORT LINKS





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Willowbank Road, Hinckley





Total Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

 UP Estates