

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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35 CLARENCE ROAD, HINCKLEY, LE10 1DP

£200,000

PARKING TO REAR! No Chain. Attractive traditional bay fronted terraced house of character. Sought after and convenient location within walking distance of a the town centre, the crescent, schools, leisure centre, queens park, doctors, dentists, train and bus stations and good access to major road links. Well presented, the property benefits from feature fireplace with wooden flooring, coving, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and kitchen. Two double bedrooms, hobby room and bathroom. Front and enclosed rear garden with pond. Carport offers 2 car parking spaces, and two further car parking spaces. Carpets, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

LOUNGE TO FRONT

13'0" into bay x 11'4" (3.97 into bay x 3.47)

Feature fireplace incorporating multi fuel stove with tiled hearth. Telephone point. Cupboards to side alcoves with shelving and housing electric meter, TV aerial point, wooden strip flooring, coving to ceiling and double panel radiator. Wooden and glazed door to:



DINING ROOM TO REAR

11'5" x 15'3" (3.50 x 4.67)

Laminate wood strip flooring, stairway to first floor with spindle balustrades and useful understairs storage cupboard. Wall lights, double panel radiator and TV aerial point. Wooden and glazed door to:



KITCHEN TO REAR

8'8" x 6'6" (2.66 x 1.99)

Laminate wood strip flooring. Range of floor standing kitchen cupboard units in pine having inset Rangemaster sink with mixer tap above and cupboard beneath. Bosch washing machine included, electric cooker point, double panel radiator and UPVC SUDG door to rear garden. Door to:



BATHROOM TO REAR

8'1" max x 6'4" (2.47 max x 1.95)

Wall mounted Zanussi gas combination boiler for central heating and domestic hot water. White suite consisting P shaped panelled bath with mixer shower, low level WC and pedestal wash hand basin. Laminate wood strip flooring and double panelled radiator.



FIRST FLOOR LANDING

BEDROOM ONE TO REAR

12'0" x 11'8" (3.67 x 3.58)

Single panel radiator, wooden strip flooring and two double wardrobes with cupboard above and mirror. TV aerial point. Door to



FRONT BEDROOM TWO

10'11" x 13'3" (3.35 x 4.06)

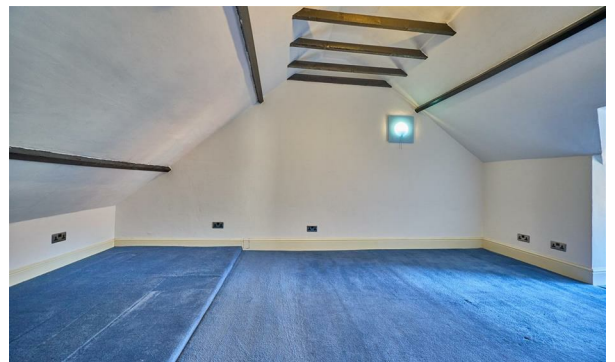
With single panelled radiator, door to a ladder which offers access to the second floor hobby room.



HOBBY ROOM

12'11" x 15'2" (3.94 x 4.64)

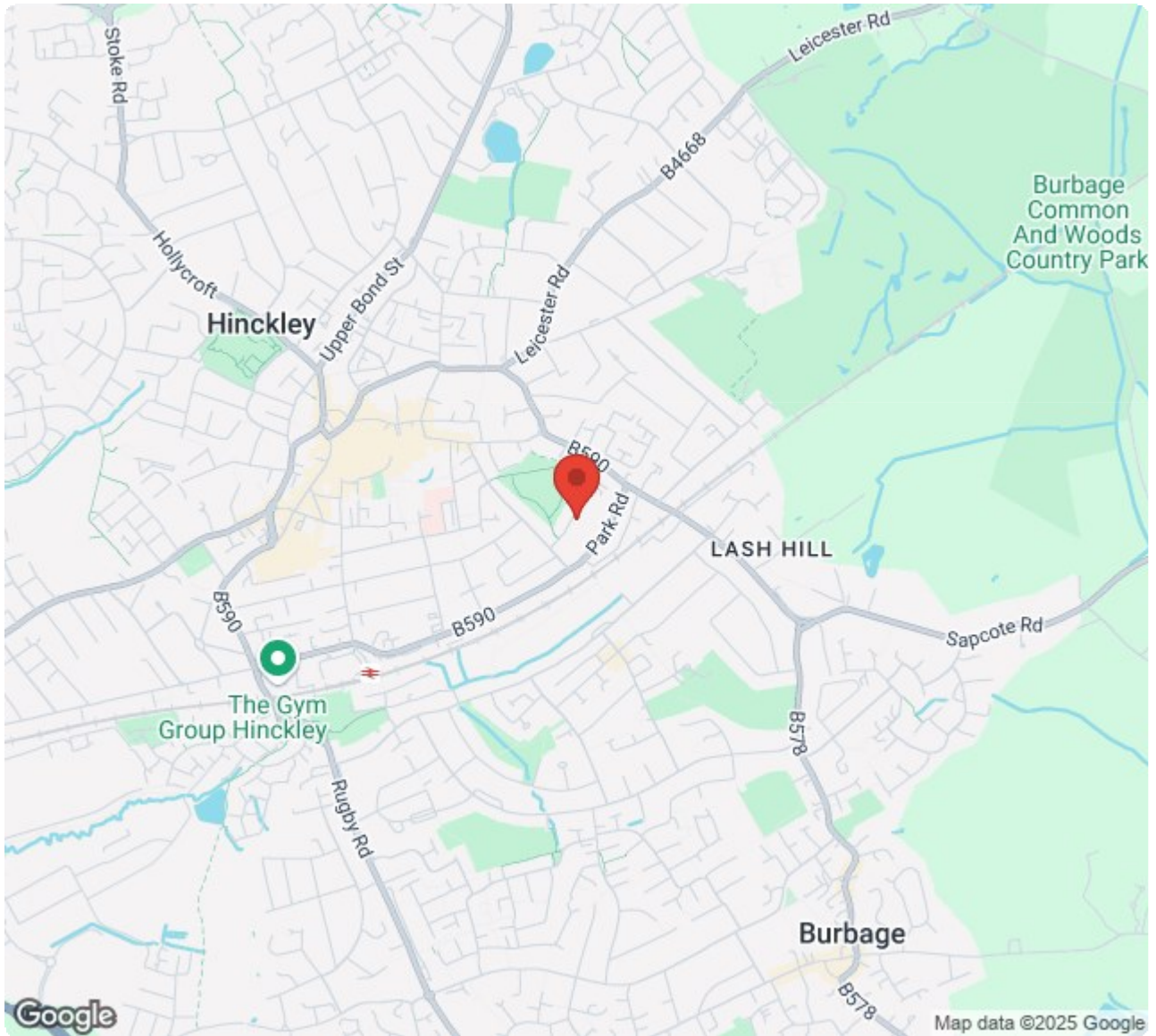
With power points, UPVC SUDG window with fitted blind and electric consumer unit.



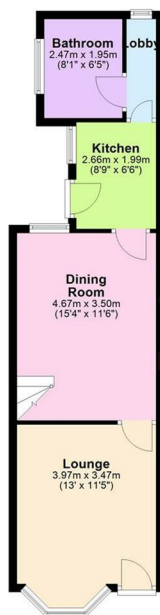
OUTSIDE

The property is nicely situated, set back from the road with a front garden and slabbed pathway leading to the front door. There is a side alley which is shared and a gate which offers access to the rear garden, adjacent to the side rear of the property is a courtyard area with outside tap and shared access. Pathway and timber gate offers access to the fenced and enclosed rear garden. There is a fish pond with koi fish, a water butt and timber shed. The shed has electric. A slabbed pathway offers access to the top of the garden which has a carport with light, lockable doors offering car park standing with 2 further allocated parking spaces, one of which is covered,





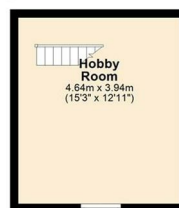
Ground Floor







First Floor



Second Floor



Total area: approx. 95.3 sq. metres (1025.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	 55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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