

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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173 UPPER BOND STREET, HINCKLEY, LE10 1RT

ASKING PRICE £120,000

NO CHAIN. CASH BUYERS ONLY. Traditional bay fronted end terraced house of character. Popular and convenient location within walking distance of the town centre, the Crescent, schools, train and bus stations, doctors, dentists, Hollycroft Park and with good access to major road links. In need of modernisation. Benefitting from gas central heating and UPVC SUDG. Offers lounge, dining room and fitted kitchen. Two double bedrooms and bathroom. Front forecourt and enclosed rear garden. Contact agents to view.



TENURE

Freehold
Council Tax band A

ACCOMMODATION

UPVC SUDG door to

FRONT LOUNGE

12'2" x 13'5" (3.71 x 4.10)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire, double panelled radiator. TV and telephone points. Original coving to ceiling. Door to



INNER LOBBY

With fitted shelving, door to useful under stairs storage cupboard.

REAR DINING ROOM

12'1" x 12'5" (3.70 x 3.79)

With gas fire, double panelled radiator, stairway to first floor.



REAR FITTED KITCHEN

6'4" x 12'11" (1.95 x 3.95)

With a range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and five drawer unit, contrasting roll edged working surfaces above with inset four ring stainless steel gas hob unit. Double fan assisted oven with grill beneath. Integrated extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units. Integrated washing machine, double panelled radiator. UPVC SUDG doors to the rear of the property.



FIRST FLOOR LANDING

With loft access.

FRONT BEDROOM ONE

14'1" x 11'3" (4.31 x 3.45)

With wall mounted gas fire, double panelled radiator, built in wardrobe over the stairs.



REAR BEDROOM TWO

12'4" x 11'1" (3.78 x 3.38)

With double panelled radiator. Built in wardrobe over the stairs.



REAR BATHROOM

6'5" x 13'1" (1.98 x 3.99)

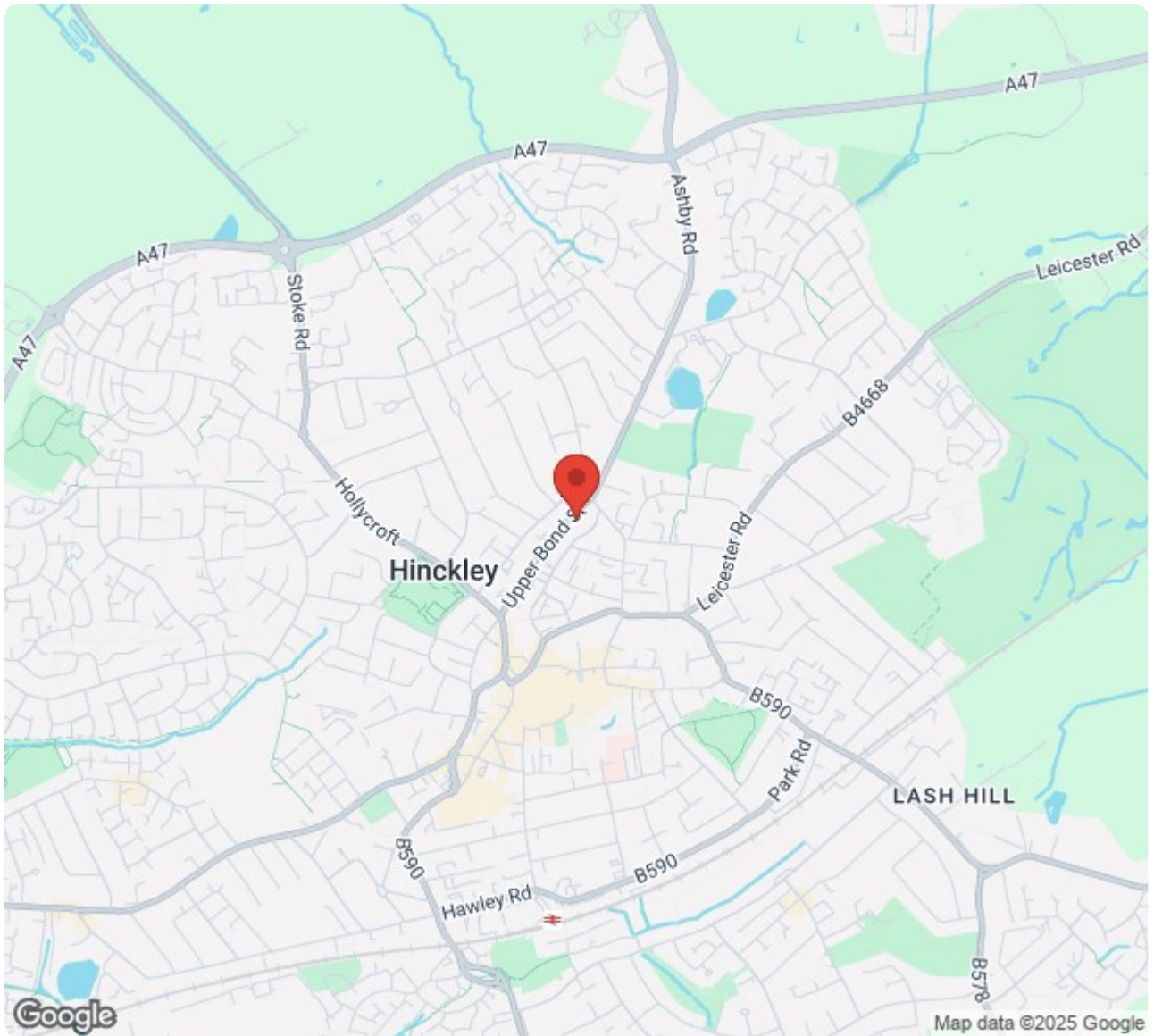
With panelled bath, pedestal wash hand basin, low level WC. Contrasting tiled surrounds. Radiator. Door to the airing cupboard housing the gas combination boiler for central heating and domestic hot water.



OUTSIDE

The property is nicely set back from the road, having a paved front forecourt, there is a shed, covered side access leading to the fully fenced and enclosed rear garden which has a slabbed rear yard and patio adjacent to the rear of the house, also attached to the rear of the house is a brock built garden store beyond which is the rear garden which is principally laid to lawn

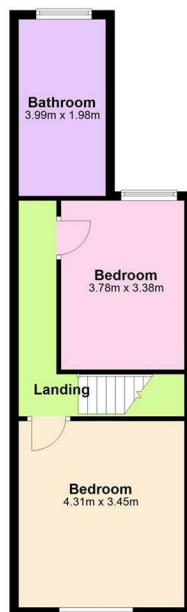




Ground Floor



First Floor



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		
(21-38) F	39	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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