

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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24 BERYL AVENUE, HINCKLEY, LE10 0ES

OFFERS OVER £150,000

NO CHAIN. Attractive traditional bay fronted end town house on a good size corner plot. Popular and convenient cul de sac location within walking distance of parade of shops, doctors surgery, Morrisons, schools, the town centre, the Crescent and good access to major road links. Well presented and much improved including wooden flooring, feature fireplace, modern fitted kitchen and bathroom, outside wall insulation, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge, kitchen and large UPVC SUDG conservatory/dining room. Three bedrooms, bathroom and separate WC. Front and large side and rear garden. Car park to rear. Contact agents to view. New carpets to first floor included.



TENURE

Freehold

Council tax band - A

EPC rating - D

ACCOMMODATION

UPVC SUDG door to:

ENTRANCE PORCH

Ceramic tiled flooring and double power point. Further UPVC SUDG door to:

ENTRANCE HALLWAY

Stairway to first floor. Door to:

FRONT LOUNGE

10'8" x 15'9" (3.26 x 4.82)

Feature fireplace having ornamental white wooden surround and raised hearth incorporating living flame electric fire. Radiator, bamboo wood strip flooring, thermostat for central heating system and useful under stairs storage cupboard. Feature archway to:



FITTED KITCHEN TO REAR

13'7" x 6'2" (4.16 x 1.89)

Range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting wood grain working surfaces above and tiled splashbacks. Inset four ring ceramic hob unit, single oven with grill beneath and integrated extractor above. Further range of wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine. Radiator. Door to:



L SHAPED BATHROOM

11'0" x 5'10" (3.37 x 1.78)

White suite consisting panelled bath with mains shower above and glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring. Radiator, extractor fan and wall mounted gas condensing combination boiler for central heating and domestic hot water. UPVC SUDG door leads to:



LARGE UPVC SUDG CONSERVATORY/DINING ROOM

12'8" x 9'8" (3.87 x 2.95)

Wood strip flooring, UPVC SUDG French doors to the rear of the property and UPVC SUDG door to the side.



FIRST FLOOR LANDING

Loft access.

FRONT BEDROOM ONE

11'6" x 10'8" (3.53 x 3.26)

Radiator and built in wardrobe over the stairs.



REAR BEDROOM TWO

7'8" x 8'10" (2.36 x 2.71)

Radiator.



REAR BEDROOM THREE

8'10" x 5'10" (2.71 x 1.80)



SEPARATE WC

2'7" x 4'9" (0.81 x 1.45)

White suite consisting low level WC and wall mounted sink unit with tiled splashbacks. Radiator.

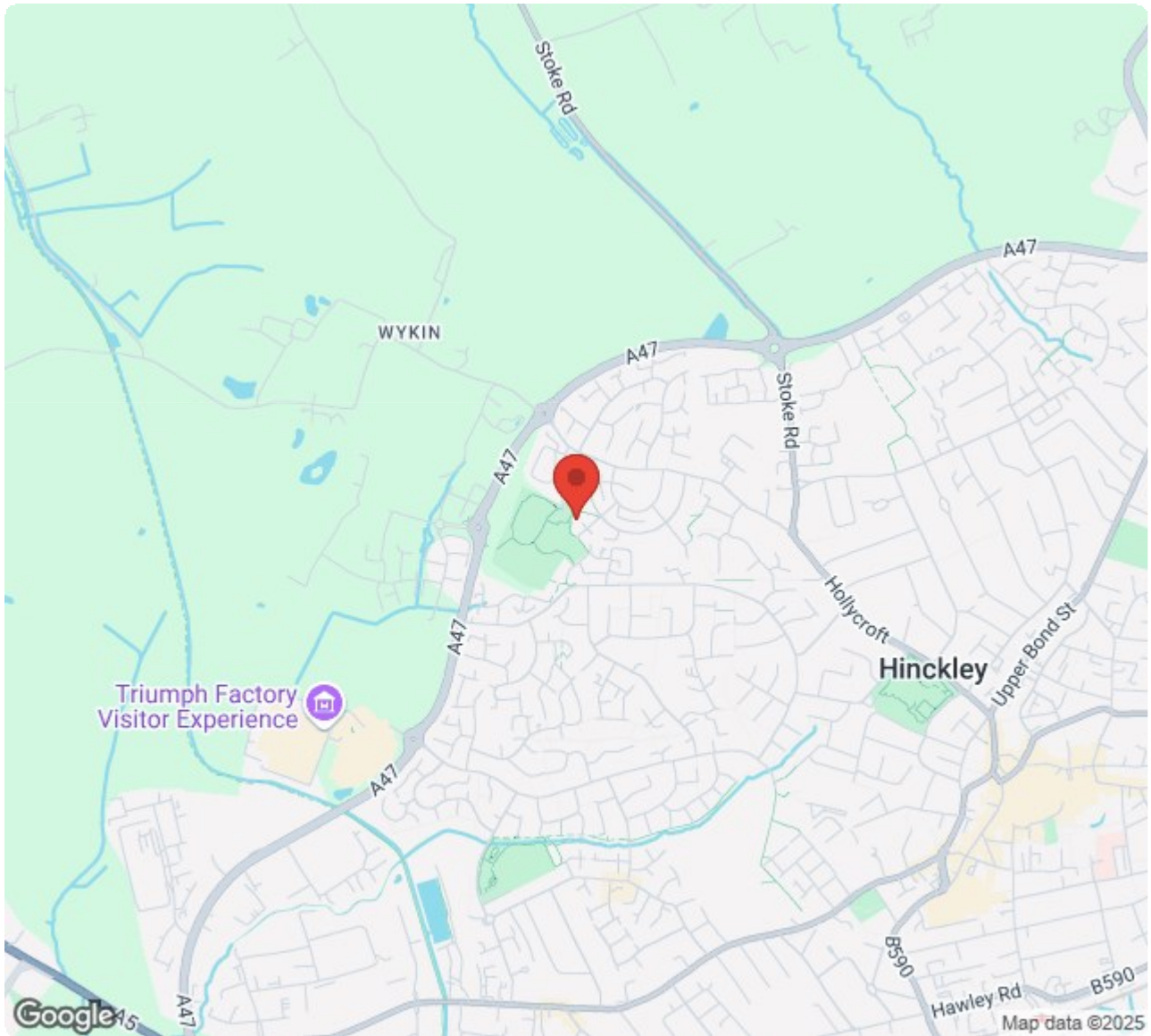


OUTSIDE

The property is set well back from the road, situated on a good sized corner plot. Long slabbed pathway and deep front garden, leading to the front door. Slabbed pathway leads down the side of the property to a large fenced and enclosed side and rear garden. Large slabbed and concrete patio with surrounding raised beds and borders. Further lawned area. The garden has a sunny aspect and open aspect to rear.



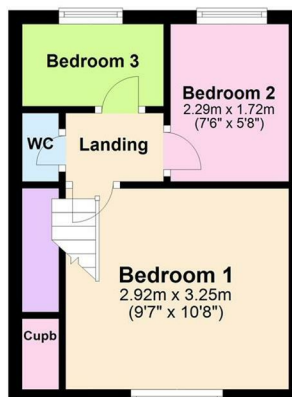






Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(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			
England & Wales		EU Directive 2002/91/EC	



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