

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

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**42 TUDOR ROAD, HINCKLEY, LE10 0EQ**

**ASKING PRICE £135,000**

**CASH BUYERS! No Chain.** Attractive traditional bay fronted family home. Popular and convenient location within walking distance of the town centre, The Crescent, doctors, dentists, train and bus stations, Asda, Morrisons, Richmond Park and other schools and with good access to major road links. In need of full modernisation the property benefits from re-roofing, part UPVC SUDG and feature fireplaces. Offers entrance hallway, lounge, kitchen and bathroom. Three good sized bedrooms. Good sized rear garden. Sold as seen. Contact agents to view.





## TENURE

Freehold  
Council Tax Band B  
EPC Rating TBC

## ACCOMMODATION

UPVC SUDG front door to the

## ENTRANCE HALLWAY

With stairway to first floor, electric meter, original interior door to

## FRONT LOUNGE

15'7" x 11'10" (4.76 x 3.62)

With feature fireplace , picture rails, wooden interior door to



## REAR KITCHEN

9'6" x 9'10" (2.90 x 3.00)

With a couple of floor standing cupboard units, dresser and sink and some ceramic tiled flooring, large pantry cupboard which houses the gas meter, door to



## BATHROOM

4'6" x 8'5" (1.38 x 2.57)

With low level WC, sink, bath and airing cupboard housing the lagged copper cylinder for hot water.



## FIRST FLOOR LANDING

With loft access, door to

## FRONT BEDROOM ONE

16'10" max x 12'5" (5.15 max x 3.79)

With a fireplace, picture rails. Door to



## BEDROOM TWO

10'9" x 9'0" (3.30 x 2.75)



## REAR BEDROOM THREE

7'5" x 7'10" (2.28 x 2.41)

With picture rail.

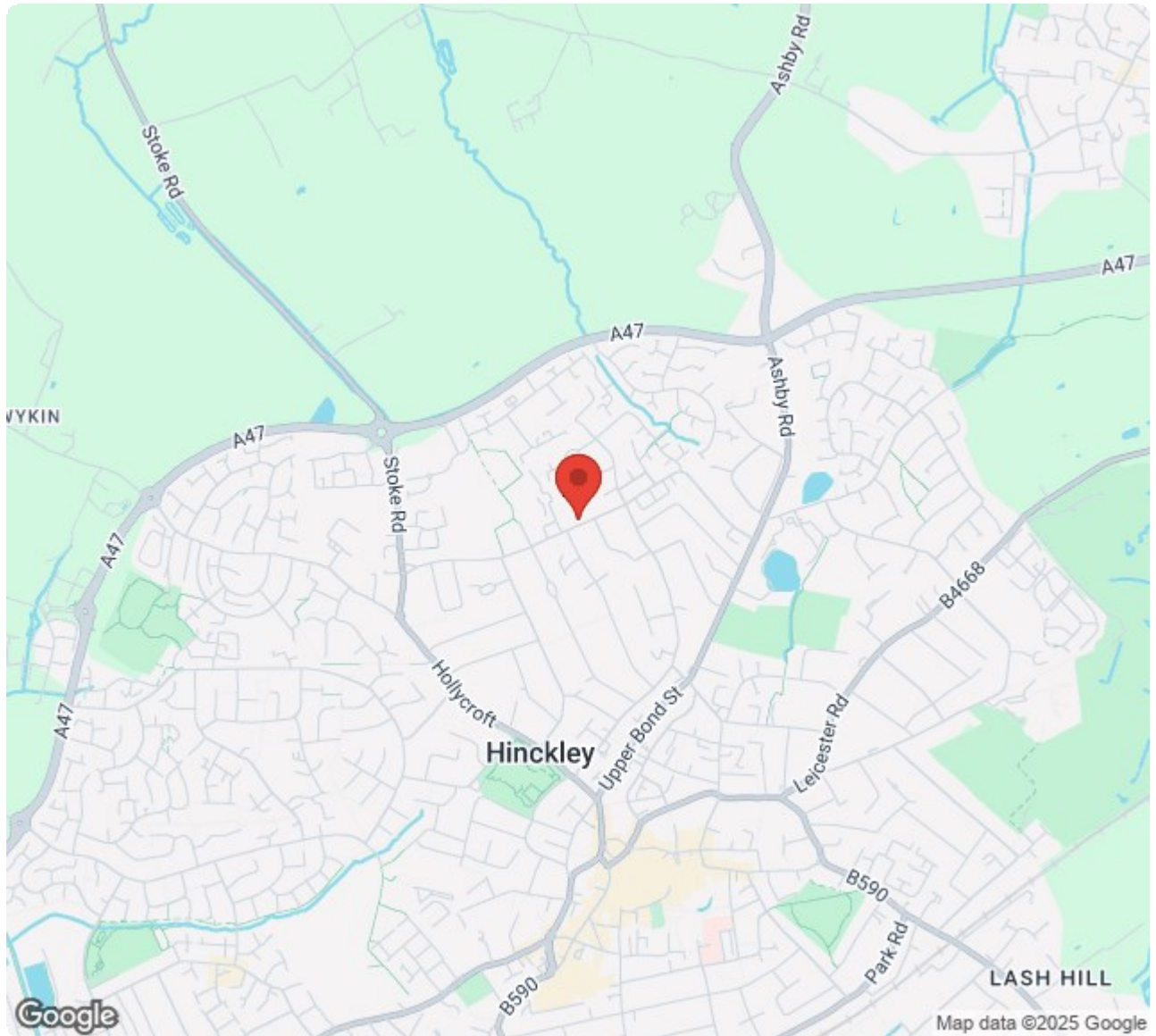


## OUTSIDE

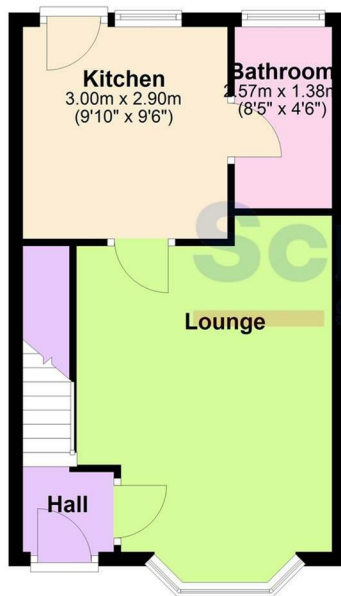
The property is set back from the road with a front garden which is laid to lawn. There is a shared side entry and timber gate that leads through the lean to which has a brick store to the long fenced and enclosed rear garden. There is a slabbed pathway which leads all the way to the top of the garden, the remainder of the garden is laid to lawn.



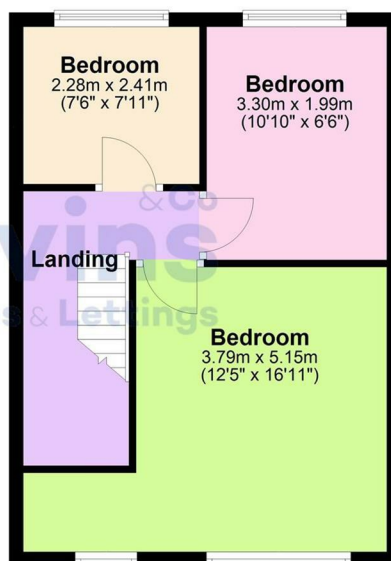




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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